

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

November 1, 2007

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

RE: 04-07-02-0005c; Blue Jay Court
Cracker Barrel Old Country Store, Inc.

Dear Ms. Tompkins:

Thank you for submitting the revised plans for the above-referenced project. As stated in Mr. Johnson's last letter dated September 4, 2007 this office has no further comments as the applicant has meet the requirements of the 10% Rule calculations.

Thank you for the opportunity to provide comments on this development proposal. If you have any questions, please contact me at 410-260-3478.

Sincerely,

A handwritten signature in cursive script that reads "Lisa A. Hoerger".

Lisa A. Hoerger
Regional Program Chief

cc: QC 96 -07

Martin O'Malley
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September 4, 2007

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

**RE: 04-07-02-0005c; Blue Jay Court
Cracker Barrel Old Country Store, Inc.**

Dear Ms. Tompkins:

The submitted 10% calculations for the Critical Area stormwater pollution reduction requirement have been corrected. The applicant has proposed to meet the 0.038 lbs/yr pollutant removal shortfall by planting an additional eight trees on site. This office has no further comment.

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

Sincerely,

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

Marshall Johnson
Natural Resources Planner

cc: QC 96-07

Martin O'Malley
Governor



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September 10, 2007

Holly Tompkins
Queen Anne's County
Department of Planning and Zoning
160 Coursevall Drive
Centreville, Maryland 21617

**RE: 04-07-07-0015-C; Blue Jay Court
Cracker Barrel Lot Reconfiguration**

Dear Ms. Tompkins:

Thank you for providing information on the above referenced lot reconfiguration proposal. Provided that no nonconformities are created and that all IDA development requirements are addressed, as determined in the review by this office of the proposed commercial development on this site, this office has no comment on the proposed lot reconfiguration.

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

Sincerely,

A handwritten signature in dark ink, appearing to be "M. Johnson".

Marshall Johnson
Natural Resources Planner

cc: QC 96-07

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
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August 28, 2007

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

**RE: 04-07-02-0005c; Blue Jay Court
Cracker Barrel Old Country Store, Inc.**

Dear Ms. Tompkins:

Thank you for providing resubmitted plans and information on the above referenced proposal. The submitted 10% calculations for the Critical Area stormwater pollution reduction requirement are incorrect as explained in the following comments. Until all of these issues are resolved, the calculations for the Critical Area IDA 10% stormwater requirement are incomplete. These issues should be addressed prior to approval of the proposal by the County.

1. A grassed Buffer is incorrectly claimed as a BMP. This is unacceptable because grassed Buffers are not BMPs per the Critical Area 10% Stormwater Manual. Please have the applicant remove that item from the 10% calculations and submit revised calculations.
2. The second "BMP in a Series" listed in the 10% Worksheet A - Step 5 is not valid because it only flows through one BMP. Please have the applicant remove that item from the 10% calculations and submit revised calculations.
3. The applicant should clarify the design and purpose of the "perforated pipe" shown on sheet 6 (dated Revisions: 8/15/07), and explain how it is meant to function as a part of the stormwater system.
4. The areas for IDA area and existing and proposed impervious surfaces listed on the applicant's submitted application form and site plan are inconsistent with the

Holly Tompkins
August 28, 2007
Page 2 of 2

respective areas listed in the 10% stormwater calculations, including a difference of over 6,000 square feet in proposed impervious surface. The applicant should confirm which is correct and adjust the plans/application or 10% worksheet accordingly.

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

Sincerely,



Marshall Johnson
Natural Resources Planner

cc: QC 96-07

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July 23, 2007

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

RE: 04-07-02-0005c; Blue Jay Court
Cracker Barrel Old Country Store, Inc.

Dear Ms. Tompkins:

Thank you for providing resubmitted plans and information on the above referenced proposal. The previous letter from this office, dated April 20, 2007, listed and explained necessary modifications to the plans in order for the project to meet applicable requirements. Until the following issues are resolved, this office does not recommend approval of the proposal by the County.

1. As stated in the previous letter, the 100-foot Buffer includes the extent of the non-tidal wetland on the site. The Critical Area Buffer should include the line where the non-tidal wetland line extends beyond the 100-foot Buffer line, and should be labeled as Critical Area Buffer.
2. The previous letter from this office explained that the applicant must address County Code Section 14:1-37.D.3. The applicant's representative has submitted a narrative discussing various issues, but failing to address or satisfy the requirement of County Code Section 14:1-37.D.3. Until this has been adequately addressed, this office does not support approval of the project by the County.
3. There are several discrepancies on the newly submitted Post Development Drainage Area Map dated 6-29-07. Some of the discrepancies are the following: In contradiction to the narrative, Subcatchment H is shown flowing directly into the pond. The building roof is not shown as part of Subcatchment C. Subcatchment B is shaded as non-rooftop disconnect, but is claimed as BMP drainage area to the dry swale. The proposed grading of Subcatchment I does not definitively direct flow into the individual spaces between parking blocks, making it unclear whether 1,000 square feet will discharge to one location. Until the

Holly Tompkins
July 23, 2007
Page 2 of 2

plans, calculations and narrative are coordinated and correctly reflect the proposed system meeting stormwater requirements of the 10% Rule, this office does not recommend approval of the project by the County.

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

Sincerely,



Marshall Johnson
Natural Resources Planner

cc: QC 96-07



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April 20, 2007

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

RE: 04-07-02-0005c; Blue Jay Court
Cracker Barrel Old Country Store, Inc.

Dear Ms. Tompkins:

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

1. The 100-foot Buffer includes the extent of the non-tidal wetland on the site. This has been labeled on the revised Site Plan, but with inconsistent line style and incorrect labeling. The Critical Area 100-foot Buffer line should be labeled as "Critical Area 100' Buffer." In order to ensure that the Buffer location is clear for all of the project related activities, please have the applicant correctly label the line on all sheets of the plan set where it occurs, including sheets 2 through 5, on details such as the Forebay Plan on sheet 8, and sheet 18 (sheet numbers corresponding to the set dated January 2007). Please ensure that the legends and line style designated for the Critical Area 100' Buffer are consistent throughout.
2. County Code Section 14:1-37.D.7 (under Use and development regulations in Intensely Developed Areas) requires that redevelopment shall be done in a manner that protects Habitat Protection Areas. As explained in County Code Section 14:1-11 (Definitions) the Critical Area Buffer is a Habitat Protection Area. The applicant has provided private profit related reasoning for why parking spaces exceeding the amount required by the County are proposed for this Cracker Barrel. However, the applicant is proposing this excess parking in the Chesapeake Bay Critical Area, within close proximity to a Habitat Protection Area (the Critical Area Buffer of Cox Creek and the wetland). Since ongoing

pollution and disturbance of traffic, vehicles and additional stormwater will not be minimized by minimizing parking, additional plantings in the area between the parking and wetlands should be required to help protect the Habitat Protection Area. To address this issue, the County should apply County Code Section 14:1-37.D.3 which states that all development and redevelopment projects shall delineate those site areas not covered by impervious surfaces to be maintained or established in vegetation. Where vegetation is not proposed, the developer shall demonstrate why plantings for such portions of the site are impracticable. Unless the applicant shows that it is impractical to vegetate the area between the parking lot and the existing tree line, those site areas not covered by impervious surfaces should be maintained or established in vegetation. The applicant has implied that the excess parking is required for greater customer capacity, which relates directly to the applicant's financial profit. It seems practical that the applicant would compensate for the associated impact to the County's natural resources by meeting the County's requirement in Section 14:1-37.D for planting, and through doing so, protecting the Habitat Protection Area.

3. The newly submitted stormwater information shows that a 0.44 acre paved area is directed to a single discharge proposed for non-rooftop disconnect credit. As stated in the 2000 Maryland Stormwater Design Manual, Section 5.3 (Disconnection of Non Rooftop Runoff Credits), the surface impervious area to any one discharge location cannot exceed 1,000 square feet. The Manual does not state that a spreading device, such as the proposed stone window, can be used to compensate for exceeding this requirement. The 0.44 acre area is too large for a non-rooftop disconnect with the current parking lot configuration, as no more than 1,000 square feet may be discharged at any one location. Reconfiguring the parking lot with additional biofiltration BMPs is recommended. Until this is resolved, the calculations for the Critical Area IDA 10% stormwater requirement are incomplete.
4. Subcatchment H flows directly into the stormwater pond, therefore should not be included in the BMP Series calculations. For the series, all of the subcatchments entering biofiltration and then the pond should be calculated separately. Subcatchment H should be calculated separately using the pond as a BMP at 50%. The amounts can then be added to provide the total pollutant removal figure. Please revise the 10% calculations.

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

Sincerely,



Marshall Johnson
Natural Resources Planner
cc: QC 96-07



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April 20, 2007

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

RE: 04-07-02-0005c; Blue Jay Court
Cracker Barrel Old Country Store, Inc.

Dear Ms. Tompkins:

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1. The 100-foot Buffer includes the extent of the non-tidal wetland on the site. This has been labeled on the revised Site Plan, but with inconsistent line style and incorrect labeling. The Critical Area 100-foot Buffer line should be labeled as "Critical Area 100' Buffer." In order to ensure that the Buffer location is clear for all of the project related activities, please have the applicant correctly label the line on all sheets of the plan set where it occurs, including sheets 2 through 5, on details such as the Forebay Plan on sheet 8, and sheet 18 (sheet numbers corresponding to the set dated January 2007). Please ensure that the legends and line style designated for the Critical Area 100' Buffer are consistent throughout.
2. County Code Section 14:1-37.D.7 (under Use and development regulations in Intensely Developed Areas) requires that redevelopment shall be done in a manner that protects Habitat Protection Areas. As explained in County Code Section 14:1-11 (Definitions) the Critical Area Buffer is a Habitat Protection Area. The applicant has provided private profit related reasoning for why parking spaces exceeding the amount required by the County are proposed for this Cracker Barrel. However, the applicant is proposing this excess parking in the Chesapeake Bay Critical Area, within close proximity to a Habitat Protection Area (the Critical Area Buffer of Cox Creek and the wetland). Since ongoing

pollution and disturbance of traffic, vehicles and additional stormwater will not be minimized by minimizing parking, additional plantings in the area between the parking and wetlands should be required to help protect the Habitat Protection Area. To address this issue, the County should apply County Code Section 14:1-37.D.3 which states that all development and redevelopment projects shall delineate those site areas not covered by impervious surfaces to be maintained or established in vegetation. Where vegetation is not proposed, the developer shall demonstrate why plantings for such portions of the site are impracticable. Unless the applicant shows that it is impractical to vegetate the area between the parking lot and the existing tree line, those site areas not covered by impervious surfaces should be maintained or established in vegetation. The applicant has implied that the excess parking is required for greater customer capacity, which relates directly to the applicant's financial profit. It seems practical that the applicant would compensate for the associated impact to the County's natural resources by meeting the County's requirement in Section 14:1-37.D for planting, and through doing so, protecting the Habitat Protection Area.

3. The newly submitted stormwater information shows that a 0.44 acre paved area is directed to a single discharge proposed for non-rooftop disconnect credit. As stated in the 2000 Maryland Stormwater Design Manual, Section 5.3 (Disconnection of Non Rooftop Runoff Credits), the surface impervious area to any one discharge location cannot exceed 1,000 square feet. The Manual does not state that a spreading device, such as the proposed stone window, can be used to compensate for exceeding this requirement. The 0.44 acre area is too large for a non-rooftop disconnect with the current parking lot configuration, as no more than 1,000 square feet may be discharged at any one location. Reconfiguring the parking lot with additional biofiltration BMPs is recommended. Until this is resolved, the calculations for the Critical Area IDA 10% stormwater requirement are incomplete.
4. Subcatchment H flows directly into the stormwater pond, therefore should not be included in the BMP Series calculations. For the series, all of the subcatchments entering biofiltration and then the pond should be calculated separately. Subcatchment H should be calculated separately using the pond as a BMP at 50%. The amounts can then be added to provide the total pollutant removal figure. Please revise the 10% calculations.

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

Sincerely,



Marshall Johnson
Natural Resources Planner
cc: QC 96-07



STATE OF MARYLAND
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1804 West Street, Suite 100, Annapolis, Maryland 21401
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March 2, 2007

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

**RE: 04-07-02-0005c; Blue Jay Court
Cracker Barrel Old Country Store, Inc.**

Dear Ms. Tompkins:

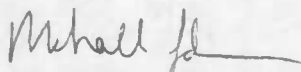
Thank you for providing information on the above referenced proposal. The lot is located within the Intensely Development Area (IDA) of the Chesapeake Bay Critical Area. The applicant proposes to redevelop the site with a new commercial building. This office has the following comments.

1. The Critical Area Buffer line shown on the site plan should be expanded to include the nontidal wetlands. The proposed limit of disturbance and a stormwater outfall extend into the nontidal wetland on the plans. Impacts to the nontidal wetland and its 25-foot buffer will require permits from the Maryland Department of the Environment. Where possible, stormwater outfalls and other facilities should be placed where they do not require vegetation removal or other impact to sensitive areas such as wetlands.
2. According to the information provided by the applicant, 110 parking spaces are required for the proposed use. The applicant has proposed 159 spaces, including 3 large enough for RVs or buses. Since the applicant is proposing development in the Chesapeake Bay Critical Area, and within close proximity to Cox Creek and associated wetlands, it is recommended that the disturbance and additional impervious surface on the site be reduced by creating the minimum required amount of parking. If the applicant chooses to demonstrate that the excess parking is necessary, additional plantings in the area between the parking and wetlands should be required to help reduce the impact of the excess runoff leaving the site.

3. The open water of Cox Creek is State-owned, and must be subtracted from the total site area for calculations relating to stormwater requirements. The applicant must clearly indicate whether the area of open water of Cox Creek was subtracted from total site area for stormwater management calculations, and also what methods were used to determine the location of the mean high water of the creek.
4. The stormwater report lists a 0.44 acre area subject to non-rooftop disconnect credit. The applicant must provide a drainage map and documentation of where this area is located on the site and how it meets the criteria for non-rooftop disconnect credit. Until this is resolved, the calculations for the Critical Area IDA 10% stormwater requirement are incomplete.
5. The applicant has requested a waiver of County stormwater quantity treatment requirements based on stormwater being discharged directly to tidal waters. However, the plan indicates that the stormwater will be discharged directly into the nontidal wetlands. This issue should be resolved before the stormwater quantity requirements are waived.
6. The Site Plan shows "proposed tree lines" which seem to indicate additional removal of vegetation and/or tree removal. The applicant should minimize removal of existing vegetation wherever possible or meet replacement requirements if there is no feasible alternative. For example, locating stormwater facilities on the portion of the site that is currently mowed lawn is a potentially feasible alternative that would reduce loss of existing trees and shrubs.

Thank you for the opportunity to provide comments on this proposal. Please include this letter in your file and submit it as part of the record for this variance. Also, please notify the Commission in writing of the decision made in this case. If you have any additional questions please contact me at 410-260-3460.

Sincerely,



Marshall Johnson
Natural Resources Planner

cc: QC 80-07

SITE PLAN AND CONSTRUCTION DRAWINGS

FOR

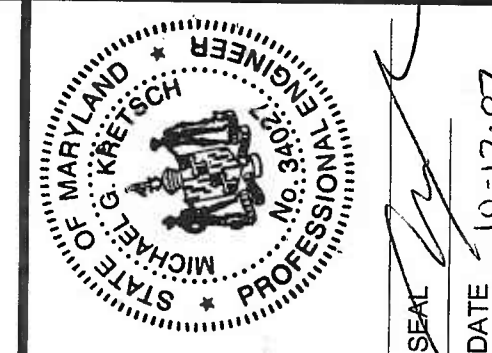
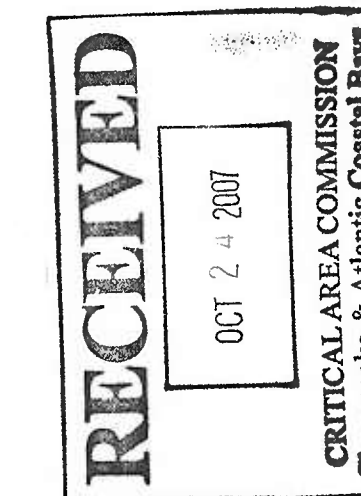
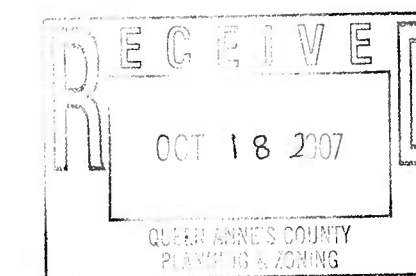
CRACKER BARREL OLD COUNTRY STORE, INC.

IN

STEVENSVILLE, MARYLAND

FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND

PREPARED FOR: CRACKER BARREL OLD COUNTRY STORE, INC.



APPROVED BY:	DATE:
QA CO. DEPT. PUBLIC WORKS	DATE:
APPROVED BY:	DATE:
QA CO. SOIL CONSERVATION SERVICE	DATE:
REVIEWED BY:	DATE:
NATURAL RESOURCES CONSERVATION SERVICE	DATE:

REVISIONS	DATE	DESCRIPTION
4/14/07	Pre 3-1/2' Staff Comments	
6/29/07	Pre 5-2' Staff Comments	
8/15/07	Pre 8-1/2' Staff Comments	
8/31/07	Added Notes for DDC Calls	
10/17/07	Per Agency Comments	

McCRONE

Environmental Sciences
Land Planning & Surveying
Engineering
Construction Services

ANNA-POLIS • CENTREVILLE • DOVER • ELICTON • SALISBURY
207 N. LIBERTY STREET
STEVENSVILLE, MARYLAND 21666
(410) 758-2237 • FAX (410) 758-2464

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DATE:	JANUARY 2007
JOB NUMBER:	D1060275
SCALE:	N/A
DRAWN BY:	LNJ
DESIGNED BY:	MK
APPROVED BY:	
FOLDER REFERENCE:	175H

COVER SHEET

FOR:
**CRACKER BARREL
OLD COUNTRY STORE**

FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
TAX MAP - 56, GRID - 12, PARCEL - 19 & 316
PREPARED FOR: CRACKER BARREL OLD COUNTRY STORE, INC.

SHEET NO.: 1 OF 19

FILE NAME:
01-Cover Sheet.dwg

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	1-410-758-0830
MISS UTILITY	1-800-441-8555
McCRONE, INC.	1-410-758-2237
MARYLAND DEPARTMENT OF ENVIRONMENT	1-410-901-4020
QUEEN ANNE'S COUNTY DEPT. OF PUBLIC WORKS	1-410-758-0525
QUEEN ANNE'S COUNTY SANITARY DISTRICT	1-410-643-3535
VERIZON	1-410-778-8010
MSHA	1-410-758-0700
- THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR ANY MISCELLANEOUS OR TEST PIT EXCAVATIONS REQUIRED BY THE ENGINEER. CONTRACTOR SHALL TEST PIT TO CONFIRM THE ACTUAL LOCATION OF ANY AND ALL EXISTING SANITARY DISTRICT FACILITIES AT EACH AND EVERY CROSSING AND TIE-IN.
- 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 THE QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS.
- 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 FROM 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, SHEET 10).
- ALL TRASH, TREES, DEMOLITION DEBRIS, AND UNDERBRUSH ARE TO BE CLEARED AND REMOVED FROM THE SITE TO AN APPROVED DUMP SITE BY THE CONTRACTOR.
- ANY EXCESS EXCAVATED MATERIAL PLACED OUTSIDE OF THOSE AREAS DESIGNATED ON THIS PLAN SHALL MEET APPROVAL OF QUEEN ANNE'S COUNTY SOIL CONSERVATION AND THE ENGINEER.
- 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 BUILDING CONSTRUCTION OR ROADWAY CONSTRUCTION AND OTHER AREAS AS DESIGNATED ON THESE PLANS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY AND LAID AND COMPACTED IN 6" MAXIMUM LIFTS.
- ALL STORM DRAIN AND SANITARY SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- TRENCHES SHALL NOT REMAIN OPEN OVERNIGHT. IF IT IS NECESSARY FOR TRENCHES TO REMAIN OPEN, STEEL PLATES, CAPABLE OF BEARING TRAFFIC, SHALL BE USED TO COMPLETELY COVER THE TRENCH.
- A MINIMUM OF ONE-WAY TRAFFIC SHALL BE MAINTAINED DURING HOURS OF CONSTRUCTION, AND TWO-WAY TRAFFIC AT ALL OTHER TIMES.
- SEE ADDITIONAL SPECIFICATIONS PREPARED JANUARY, 1998 EDITION OF "SPECIFICATIONS FOR CONSTRUCTION OF SEWER COLLECTION, SEWER TRANSMISSION AND WATER DISTRIBUTION LINES", ON FILE WITH THE QUEEN ANNE'S COUNTY SANITARY DISTRICT. IN ADDITION, ALL HARDWARE (I.E. NUTS, BOLTS, WASHERS, RESTRAINING RODS, ETC.) SHALL BE 304 STAINLESS STEEL. CONTRACTOR IS TO REPLACE ANY PLAIN OR GALVANIZED STEEL HARDWARE SUPPLIED BY THE MANUFACTURER, INCLUDING BONNET BOLTS ON DIVISION VALVE, WITH TIPCO BRAND MANUFACTURED HARDWARE.
- ALL VALVE BOXES AND VACUUM PITS SHALL BE SET AND ADJUSTED TO GRADE.
- ALL PVC, PE AND HDPE PIPE, OTHER THAN PIPE RUNS BETWEEN GRAVITY SEWER MANHOLES, SHALL HAVE A CONTINUOUS SINGLE STRAND, 8-GUAGE UNCOATED COPPER TRACER WIRE LOCATED BENEATH THE PIPE. THE WIRE SHALL BE STUBBED INTO ALL METER PITS, VACUUM VALVE PITS, CLEANOUTS, AND DIVISION VALVE BOXES.
- INFORMATION PROVIDED IN THESE DRAWINGS IS BASED ON BEST AVAILABLE AS-BUILT INFORMATION. NO GUARANTEE TO THE ACCURACY OF THE LOCATION (HORIZONTAL OR VERTICAL) IS MADE BY THE ENGINEER. CONTRACTOR TO FIELD VERIFY AND TEST PIT AS NEEDED TO VERIFY THE LOCATION OF THE EXISTING UTILITIES. THIS SHALL BE DONE AS PART OF THE CONTRACT FOR THE WORK SHOWN IN THESE DRAWINGS.
- CONTRACTOR IS TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH QUEEN ANNE'S COUNTY ENGINEERS AND OTHER INVOLVED PARTIES AT LEAST TWO (2) WEEKS BEFORE CONSTRUCTION.

STATEMENT OF PURPOSE AND INTENT

THE PURPOSE OF THIS SITE PLAN IS TO RECEIVE MAJOR SITE PLAN APPROVAL FROM THE QUEEN ANNE'S COUNTY PLANNING COMMISSION FOR A 10,101 S.F. RESTAURANT/COMMERCIAL FACILITY ON PARCELS 19 & 316. PARCELS 19 & 316 WILL BE ADMINISTRATIVELY COMBINED AND PORTIONS OF THE PROPERTY WILL BE CONVEYED TO SUPPORT THIS SITE PLAN.

NON TIDAL WETLANDS PERMIT NO.

200762039/07-NT-2070

PARKING CALCULATIONS

- 18:1-83(C)(10)(a)(1) Restaurants:
1 Space / 3 Patron Seats X 207 Seats = 69.0 SPACES
- AND
- 18:1-83(C)(10)(b) Restaurants:
1 Space / Employee (largest work shift) X 35 Employees = 35.0 SPACES
- AND
- 18:1-83(C)(1)(a) Retail:
1 Space / 350 Sq Ft Customer Sales Area X 2,300 Sq Ft Customer Sales Area = 6.5 SPACES
TOTAL SPACES REQUIRED = 110.5 SPACES
TOTAL SPACES PROVIDED = 159 SPACES
(INCLUDES 6 HANDICAP AND 3 RV/BUS SPACES)

PLANNING COMMISSION CERTIFICATE

THIS IS TO CERTIFY THAT THIS SITE PLAN WAS APPROVED BY THE PLANNING COMMISSION OF QUEEN ANNE'S COUNTY ON THE _____ DAY OF _____ 20____.

SIGNATURE OF CHAIRMAN OR SECRETARY OF PLANNING COMMISSION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

MICHAEL G. KRETSCH LIS.# 34027
EXPIRATION DATE: JANUARY 16, 2009

10.17.07 DATE



OWNER

PARCELS 19 & 316
PHOENICIA PROPERTIES, LLC
410 KENTMORR ROAD
STEVENSVILLE, MARYLAND 21666
410-643-0136

ENGINEER/SURVEYOR

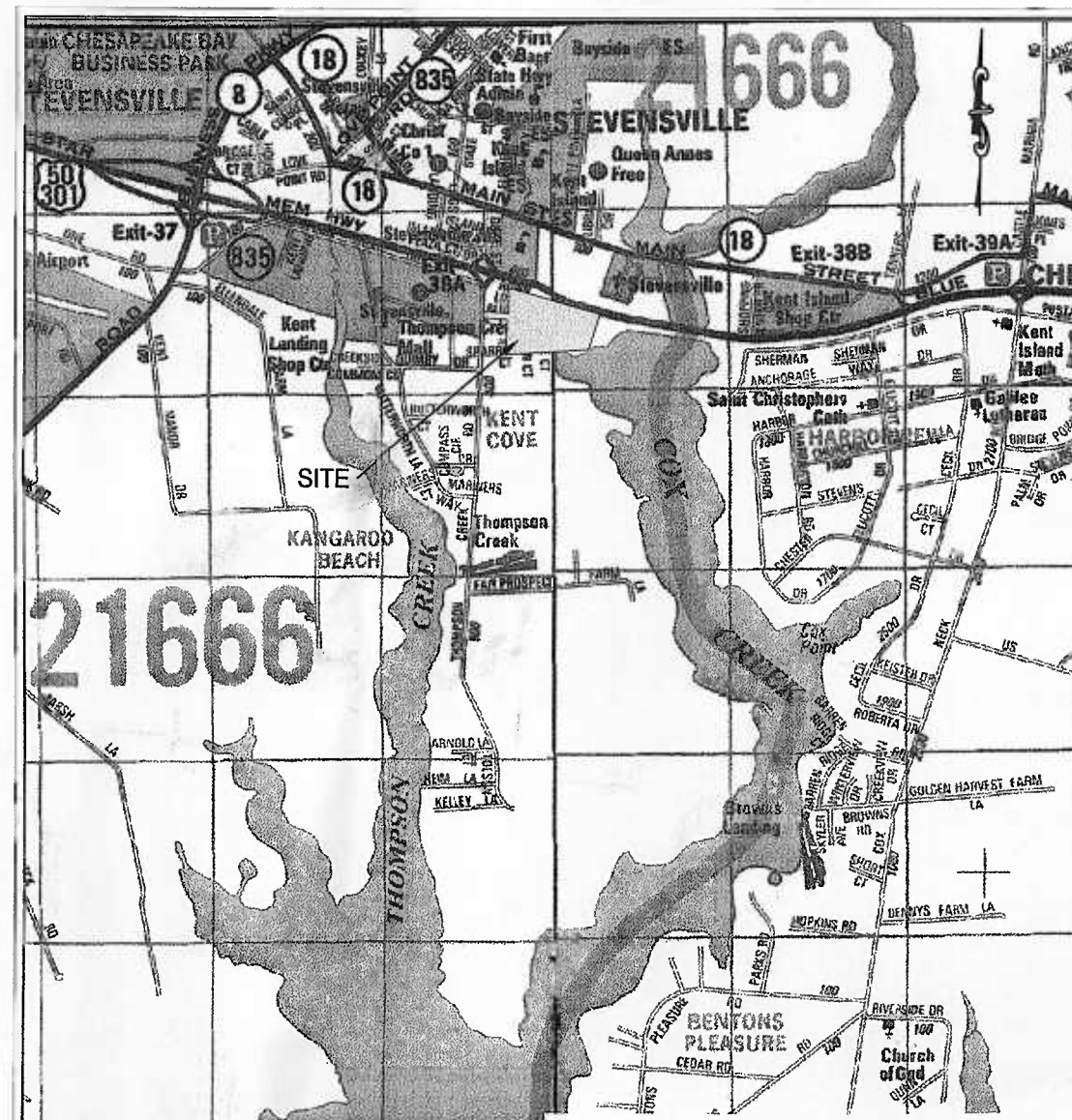
McCRONE, INC.
207 N. LIBERTY STREET
CENTREVILLE, MARYLAND 21617
410-758-2237

DEVELOPER

CRACKER BARREL OLD COUNTRY STORE, INC.
C/O KEVIN KERBO
307 HARTMANN DRIVE
P.O. BOX 787
LEBANON, TENNESSEE 37088-0787
615-443-9846

PREMISE ADDRESS

PARCELS 19 & 316
207 N. LIBERTY STREET
STEVENSVILLE, MARYLAND 21666



VICINITY MAP

SCALE: 1" = 200'
COPYRIGHT "ADC, THE MAP PEOPLE" PERMITTED USE # 20605136

INDEX OF DRAWINGS

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5	SEDIMENT & EROSION CONTROL PLAN
6	UTILITY PLAN
7	STORMWATER MANAGEMENT PLAN
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16	CRACKER BARREL STD. TRASH ENCLOSURE DETAILS
17	PARKING AND PAVING DETAILS
18	MISCELLANEOUS DETAILS
19	LANDSCAPE PLANS

	CRITICAL AREA	
	ACTUAL	ROUNDED
GROSS AREA OF SITE	285,493 sq. ft.	(6.554 AC±)
LESS AREA IN THOMPSON CREEK ROAD	-1,499 sq. ft.	(-0.034 AC±)
EQUALS BASE SITE AREA	283,994 sq. ft.	(6.520 AC±)
MAXIMUM FLOOR AREA ALLOWED (40%)	113,598 sq. ft.	(2.608 AC±)
EXISTING FLOOR AREA	3,248 sq. ft.	(0.075 AC±)
EXISTING FLOOR AREA TO BE REMOVED	3,248 sq. ft.	(0.075 AC±)
PROPOSED FLOOR AREA	10,101 sq. ft.	(0.232 AC±)
TOTAL PROPOSED FLOOR AREA	10,101 sq. ft.	(0.232 AC±)
EXISTING IMPERVIOUS AREA WITHIN BUFFERYARDS	487 sq. ft.	(0.011 AC±)
EXISTING IMPERVIOUS AREA ON SITE	69,528 sq. ft.	(1.596 AC±)
MAXIMUM IMPERVIOUS AREA ALLOWED (80%)	227,517 sq. ft.	(5.216 AC±)
EXISTING IMPERVIOUS AREA TO BE REMOVED	69,528 sq. ft.	(1.596 AC±)
PROPOSED IMPERVIOUS AREA	91,685 sq. ft.	(2.105 AC±)
TOTAL PROPOSED IMPERVIOUS AREA	91,685 sq. ft.	(2.105 AC±)
REQUIRED LANDSCAPE AREA (20%)	56,799 sq. ft.	(1.304 AC±)
EXISTING LANDSCAPE AREA	214,570 sq. ft.	(4.926 AC±)
PROPOSED LANDSCAPE AREA	192,309 sq. ft.	(4.415 AC±)

RESOURCE PROTECTION LAND

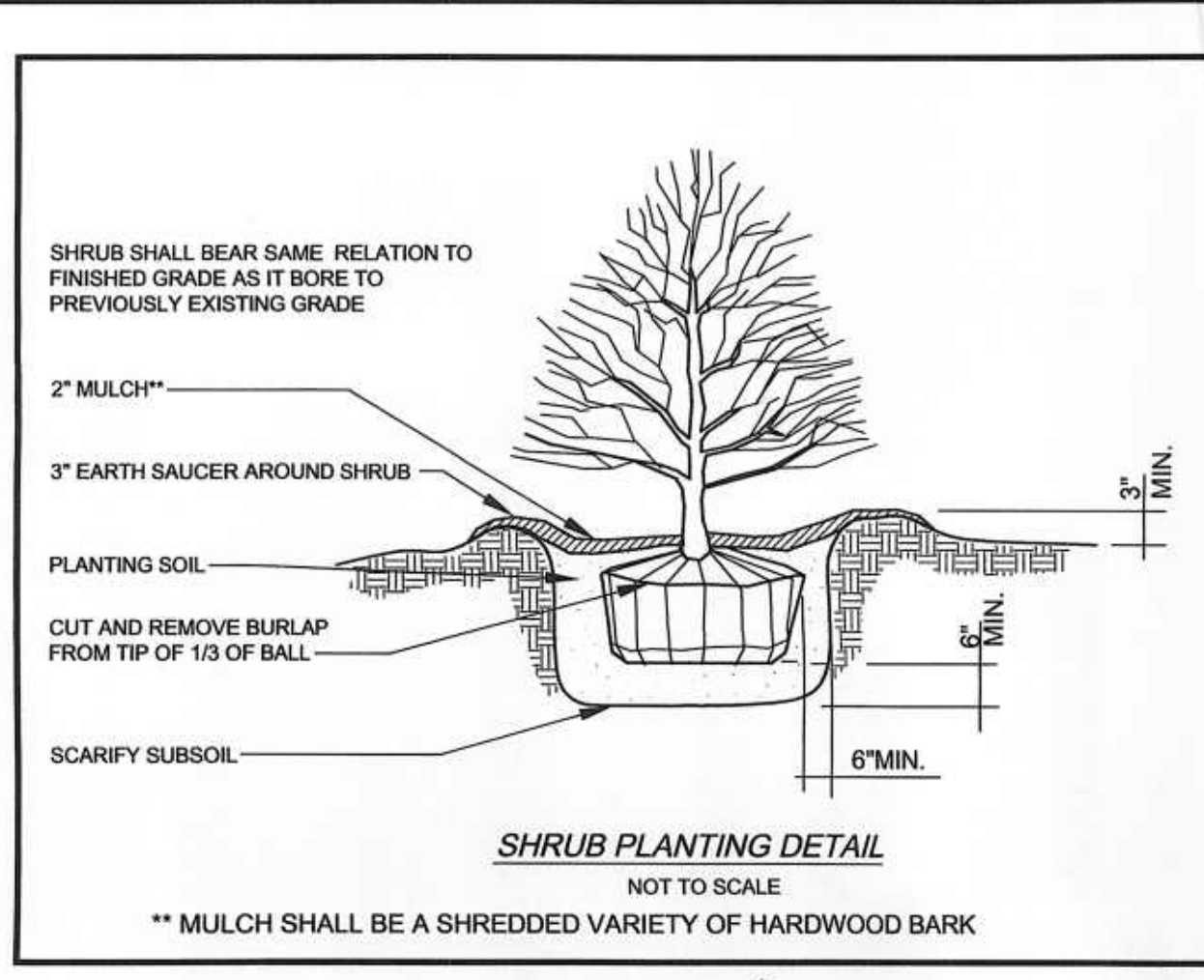
RESOURCE	RESOURCE PROTECTION RATIO	TOTAL LAND IN RESOURCE	RESOURCE PROTECTION LAND
PRIVATE TIDAL WETLAND	1.00 x	0.534 acres	= 0.534 acres
NONTIDAL WETLANDS/BUFFERS	1.00 x	0.710 acres	= 0.710 acres
300' SHORE BUFFER	1.00 x	2.139 acres	= 2.139 acres
FOREST	0.80 x	0.061 acres	= 0.049 acres
TOTAL LAND IN ALL RESOURCES		3.444 acres	
TOTAL RESOURCE PROTECTION LAND			3.432 acres

SITE NOTES

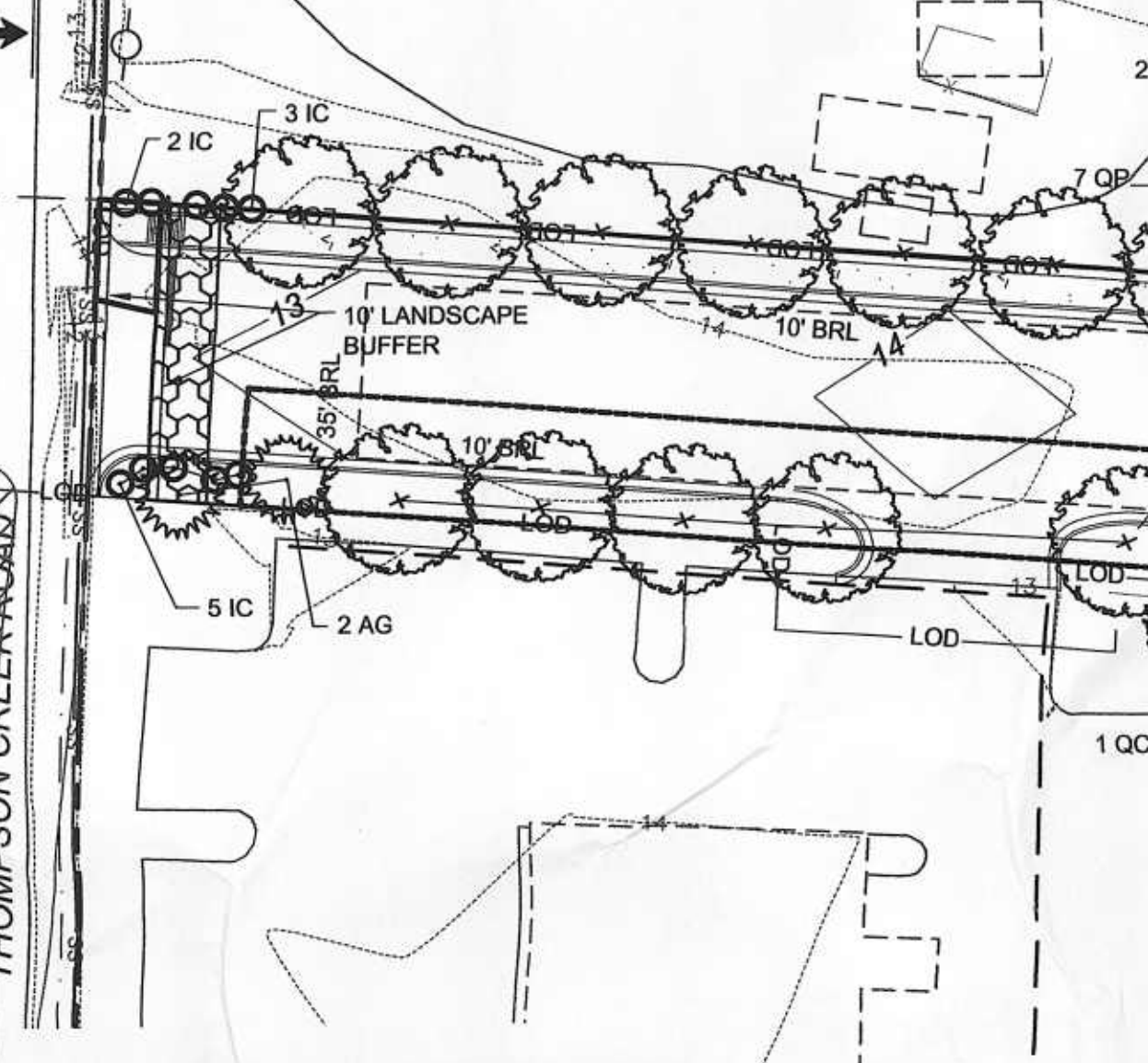
- FOR DEED REFERENCE FOR BOTH PARCELS, SEE S.M. 1512/232.
- PROPERTY SHOWN HEREON IS DESIGNATED AS TAX MAP 56, BLOCK 12, PARCELS 19 & 316.
- PROPERTY LINES SHOWN HEREON ARE BASED ON A SURVEY BY McCRONE, INC. AUGUST 2005 AND UPDATED IN NOVEMBER, 2006.
- THIS SITE IS ZONED URBAN COMMERCIAL (UC).
- PROPOSED USE - HIGH COMMERCIAL (RESTAURANT & COUNTRY STORE)
- THIS SITE IS ENTIRELY LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA WITH AN IDA DESIGNATION.
- THIS SITE IS PARTIALLY LOCATED WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S F.I.R.M. MAP FOR QUEEN ANNE'S COUNTY, PANEL NO. 240054 0038C, DATED: JUNE 16, 1992. ZONES "A7", "B", AND "C" OCCUR ON THE SITE.
- TOPOGRAPHY SHOWN HEREON IS THE RESULT OF A FIELD RUN SURVEY BY McCRONE, INC. AUGUST 2005.
- EXISTING PUBLIC SEWER IS TO BE UTILIZED FOR SEWAGE DISPOSAL. THIS SITE IS SERVICED BY THE KNS/G SEWER DISTRICT, COLLECTION SYSTEM "B".
- PUBLIC WATER IS PROPOSED FOR POTABLE WATER SUPPLY.
- STORMWATER MANAGEMENT IS TO BE PROVIDED ON-SITE.
- TIDAL AND NONTIDAL WETLANDS SHOWN HEREON WERE DELINEATED BY DAVIS AND ASSOCIATES IN NOVEMBER, 2006 AND FIELD LOCATED BY McCRONE, INC. IN NOVEMBER, 2006.
- MAXIMUM PERMITTED BUILDING HEIGHT = 45 FEET
PROPOSED BUILDING HEIGHT = 23.2'
- COX CREEK CONTAINS OYSTER BARS THAT WILL BE PROTECTED THROUGHOUT THE DEVELOPMENT OF THIS SITE BY MEETING WQV REQUIREMENTS, MAINTAINING COMPLIANCE WITH SEDIMENT AND EROSION CONTROL MEASURES SPECIFIED IN THESE PLANS, AND BY MAINTAINING A 300' VEGETATED SHORE BUFFER.
- A 200 S.F. FREESTANDING SIGN IS PROPOSED AND A 91 S.F. WALL SIGN IS PROPOSED.
- ALL LIGHTING ONSITE, WITH THE EXCEPTION OF SHIELDED SPOTLIGHTS ILLUMINATING THE WALL MOUNTED SIGN ON THE BUILDING FACADE ARE LESS THAN 20 FEET IN HEIGHT.
- AS PER MAP 6-1, IN CHAPTER 6 OF THE CHESTER-STEVENSVILLE COMMUNITY PLAN, THE COX CREEK CONNECTOR MAY ONE DAY TRAVERSE THIS SITE.
- MARYLAND DEPARTMENT OF THE ENVIRONMENT ISSUED A LETTER OF AUTHORIZATION 200762039-NT-2070 ON MAY 17, 2007 FOR IMPACTS TO NONTIDAL WETLANDS AND THEIR BUFFERS. THE AUTHORIZATION EXPIRES ON MAY 17, 2010.

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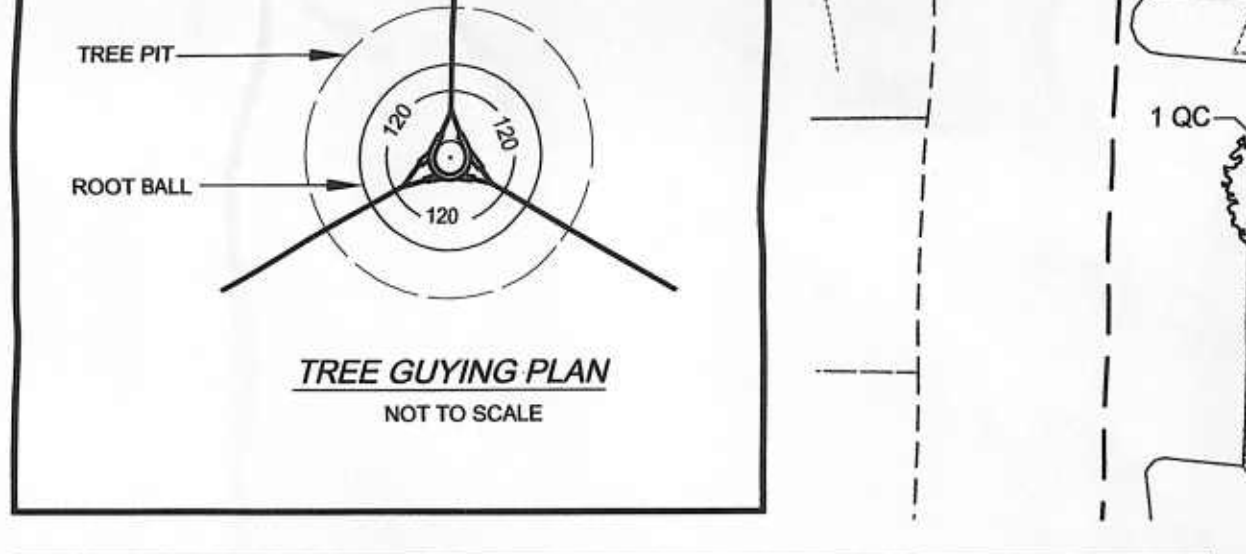
PLOTTED: Oct 16, 2007 - 8:48am



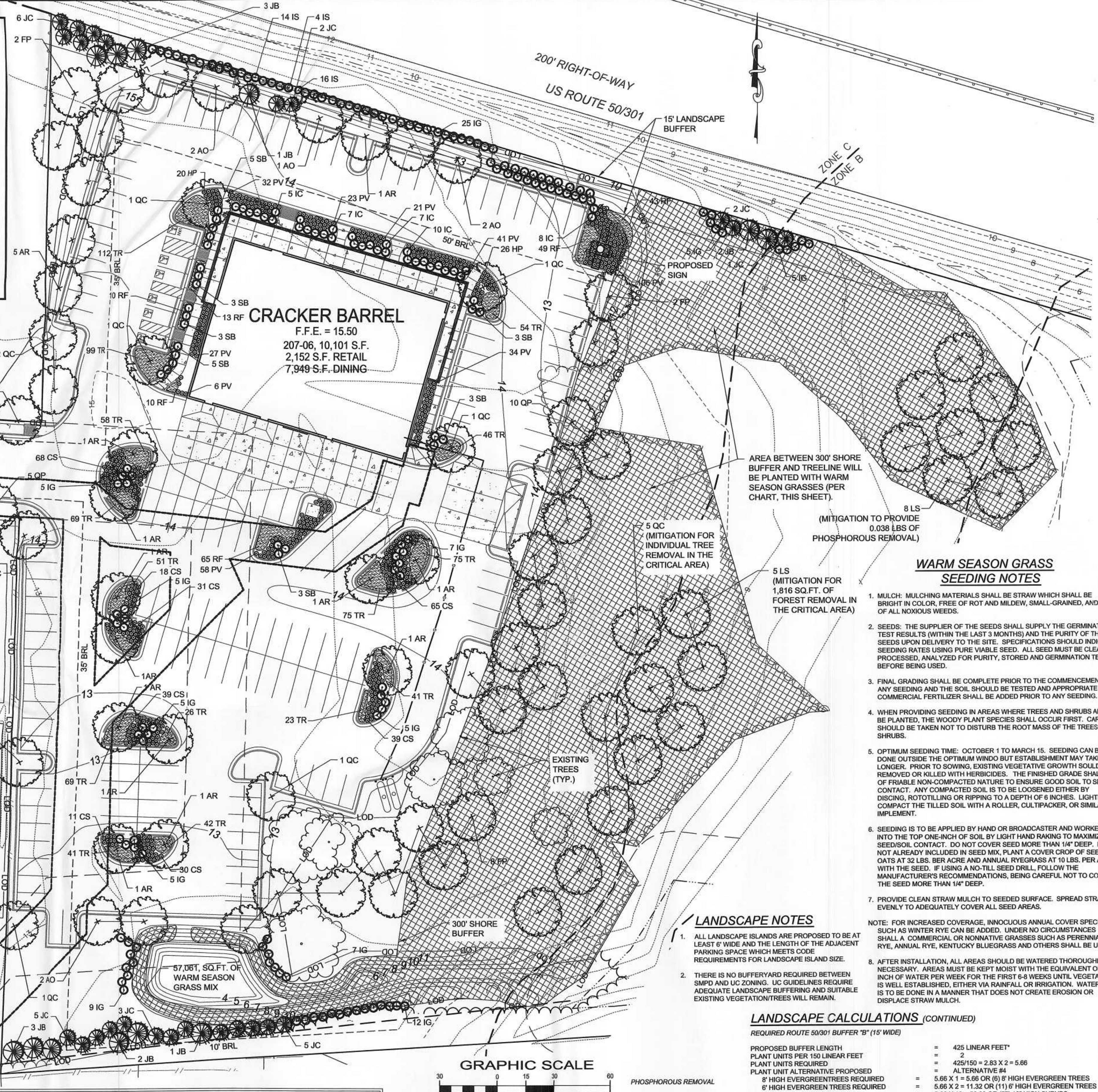
SHRUB PLANTING DETAIL
NOT TO SCALE
** MULCH SHALL BE A SHREDDED VARIETY OF HARDWOOD BARK



TREE GUYING PLAN
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE
** MULCH SHALL BE A SHREDDED VARIETY OF HARDWOOD BARK



QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
2	AG	<i>Acer ginnale</i> 'Flame'	FLAME AMUR MAPLE	1.5" CAL. B & B
7	AO	<i>Acer rubrum</i> 'October Glory'	OCTOBER GLORY RED MAPLE	3" CAL. B & B
17	AR	<i>Acer rubrum</i> 'Red Sunset'	RED SUNSET RED MAPLE	3" CAL. B & B
301	CS	<i>Carex stricta</i>	FRINGED SEDGE	1 GALLON CONT.
12	FP	<i>Fraxinus pennsylvanica</i> 'Patmore'	PATMORE ASH	3" CAL. B & B
46	HP	<i>Hypericum patulum</i> 'Hidcote'	HIDCOTE ST. JOHNSWORT	1 GALLON CONT.
47	IC	<i>Ilex cornata</i> 'Green Lustre'	GREEN LUSTER HOLLY	18-24" HEIGHT, CONT.
95	IG	<i>Ilex glabra</i> 'Shamrock'	SHAMROCK INKBERY	24-30" HEIGHT, CONT.
34	IS	<i>Ilex cornata</i> 'Silverd'	SILVERD HOLLY	24-30" HEIGHT, CONT.
24	JG	<i>Juniperus virginiana</i> 'Carococoon'	EMERALD SENTINAL CEDAR	6" HEIGHT, B & B
12	JB	<i>Juniperus virginiana</i> 'Burkii'	BURKI CEDAR	8" HEIGHT, B & B
13	LS	<i>Liquidambar styraciflua</i>	SWEET GUM	2" CAL. B & B
348	PV	<i>Panicum virgatum</i> 'Shenandoah'	SHENANDOAH SWITCHGRASS	1 GALLON CONT.
15	QC	<i>Quercus coccinea</i>	SCARLET OAK	2.5" CAL. B & B
22	QP	<i>Quercus phellos</i>	WILLOW OAK	3" CAL. B & B
190	RF	<i>Rudbeckia fulgida</i> 'Goldsturm'	BLACK EYED SUSAN	1 QUART CONT., 18" O.C.
25	SB	<i>Spiraea x bumalda</i> 'Anthony Waterer'	ANTHONY WATERER SPIREA	18-24" HEIGHT, CONT.
881	TR	<i>Tiarella cordifolia</i> 'Oakleaf'	OAKLEAF FOAMFLOWER	1 QUART CONT., 18" O.C.

LANDSCAPE CALCULATIONS

CURRENT ZONING - UC - URBAN COMMERCIAL
FOR DEED REFERENCE, SEE S.M. 1512232
SITE IS PARTIALLY LOCATED IN THE 100 YEAR FLOOD PLAIN
PROPOSED USE - CRACKER BARREL RESTAURANT
TAX MAP 56, GRID 12, PARCELS 19 & 316

GROSS SITE AREA	= 285,493 SF (6,554 AC)
BASE SITE AREA	= 283,994 SF (6,520 AC)
EXISTING LANDSCAPE AREA	= 56,799 SF (1,304 AC)
PROPOSED LANDSCAPE AREA	= 192,309 SF (4,415 AC)

PARKING LOT LANDSCAPE CALCULATIONS (18-1-72)

PROPOSED PARKING SPACES	= 159
PLANT UNITS PER 24 SPACES	= 2
PLANT UNITS REQUIRED	= 192,309 SF (4,415 AC)
ALTERNATIVE #5	= 192,244 SF (4,414 AC)
3" CAL. CANOPY TREES REQUIRED	= 13,26 X 3 = 39.78 OR (40) 3" CAL. CANOPY TREES
2.5" CAL. CANOPY TREES REQUIRED	= 13,26 X 2 = 26.52 OR (27) 2.5" CAL. CANOPY TREES
18" HIGH SHRUBS REQUIRED	= 13,26 X 5 = 66.30 OR (66) 18" HIGH SHRUBS

LANDSCAPE CALCULATIONS (CONTINUED)

REQUIRED ROUTE 50/301 BUFFER 'S' (15' WIDE)

PROPOSED BUFFER LENGTH	= 425 LINEAR FEET
PLANT UNITS PER 150 LINEAR FEET	= 2
PLANT UNITS REQUIRED	= 425/150 = 2.83 X 2 = 5.66
PLANT UNIT ALTERNATIVE PROPOSED	= ALTERNATIVE #4
8" HIGH EVERGREEN TREES REQUIRED	= 5.66 X 1 = 5.66 OR (6) 8" HIGH EVERGREEN TREES
6" HIGH EVERGREEN TREES REQUIRED	= 5.66 X 2 = 11.32 OR (11) 6" HIGH EVERGREEN TREES
18" HIGH SHRUBS REQUIRED	= 5.66 X 10 = 56.60 OR (57) 18" HIGH SHRUBS

*DOES NOT INCLUDE BUFFER THAT IS FORESTED AND WILL CONTINUE TO REMAIN FORESTED.

REQUIRED THOMPSON CREEK ROAD BUFFER 'S' (10' FROM RIGHT-OF-WAY)

PROPOSED BUFFER LENGTH	= 50 LINEAR FEET
PLANT UNITS PER 150 LINEAR FEET	= 2
PLANT UNITS REQUIRED	= 50/150 = 0.33 X 2 = 0.66 = 1.00 (MINIMUM REQUIRED)
PLANT UNIT ALTERNATIVE PROPOSED	= ALTERNATIVE #1
2.5" CAL. CANOPY TREES REQUIRED	= 1.00 X 1 = 1.00 OR (1) 2.5" CAL. CANOPY TREE
1.5" CAL. UNDERSTORY TREES REQUIRED	= 1.00 X 2 = 2.00 OR (2) 1.5" CAL. UNDERSTORY TREES
18" HIGH SHRUBS REQUIRED	= 1.00 X 10 = 10.00 OR (10) 18" HIGH SHRUBS

REQUIRED ON LOT LANDSCAPING (18-1-71)

MINIMUM REQUIRED LANDSCAPE AREA	= 56,799 SF (1,304 AC)
LESS AREA IN LANDSCAPE BUFFERS	= 7,185 SF (0.163 AC)
LESS AREA IN PARKING LOT LANDSCAPE	= 9,650 SF (0.221 AC)
AREA OF SITE TO BE LANDSCAPED	= 39,964 SF (0.918 AC)
PLANT UNITS REQUIRED	= 1,00 X 4 = 4.00
PLANT UNIT ALTERNATIVE PROPOSED	= SEE NOTE BELOW

NO ADDITIONAL ON LOT LANDSCAPING IS PROPOSED AT THIS TIME AS THERE IS 72,494 SQUARE FEET (1.664 ACRES) OF EXISTING FOREST THAT IS TO REMAIN. IN ADDITION, THERE ARE 7 LARGE TREES IN EXCESS OF 24" IN DIAMETER TO REMAIN IN THE OPEN AREA (NOT INCLUDED IN THE FOREST AREA).

PLANTING SPECIFICATIONS

- A. MATERIALS:**
- 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.
 - 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.
 - PLANTING SOIL (BACKFILL MIX) SHALL BE FIVE PARTS TOPSOIL AND ONE PART WET LOOSE PEATMOSS.
 - STAKING MATERIALS: GUY WIRE SHALL BE FLIABLE 12 GAUGE GALVANIZED TWISTED TWO STRAND WIRE. HOSE SHALL BE SUITABLE LENGTH OF TWO-PLY, REINFORCED BLACK RUBBER HOSE 3/4" INCH IN DIAMETER, STAKES SHALL CONFORM TO THE DETAIL ON THIS SHEET.
 - 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:**
- "STANDARDIZED PLANT NAMES," LATEST EDITION AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
 - "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, AMERICAN ASSOCIATION OF NURSERMEN.
- C. DIGGING AND HANDLING OF PLANT MATERIALS:**
- 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.
 - DIG BALL AND BURLAP (88B) PLANTS WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER NOT LESS THAN THAT RECOMMENDED BY AMERICAN STANDARD FOR NURSERY STOCK, AND OF SUFFICIENT DEPTH TO INCLUDE THE FIBROUS AND FEEDING ROOTS. PLANTS MOVED WITH A BALL WILL NOT BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATIONS.
- D. EXCAVATION OF PLANTING AREAS:**
- STAKE OUT ON THE GROUND LOCATIONS FOR PLANTS AND OUTLINES OF AREA TO BE PLANTED AND OBTAIN APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER BEFORE EXCAVATION IS BEGUN.
- E. PLANTING OPERATIONS:**
- SET PLANTS AT SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. USE PLANTING SOIL TO BACKFILL APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE INSTALLING REMAINDER OF THE PLANTING SOIL TO TOP OF PIT, ELIMINATING ALL AIR POCKETS.
 - PROTECT PLANTS AT ALL TIMES FROM SUN OR DRYING WINDS. PLANTS THAT CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE KEPT IN THE SHADE, WELL PROTECTED WITH SOIL, WET MOSS OR OTHER ACCEPTABLE MATERIAL AND SHALL BE KEPT WELL WATERED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY.
 - PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL ONLY.
 - MULCH ALL PITS AND BEDS WITH A 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:**
- STAKING SHALL BE COMPLETED IMMEDIATELY AFTER PLANTING. PLANTS SHALL STAND PLUMB AFTER STAKING. STAKES AND GUY WIRES SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD AND DEPOSITED OFF SITE BY THE CONTRACTOR.
 - PRUNE PLANTS AT THE TIME OF PLANTING AS DIRECTED BY THE LANDSCAPE ARCHITECT/DESIGNER TO REMOVE 1/5 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.

CRITICAL AREA FOREST CALCULATIONS - IDA

GROSS SITE AREA	= 285,493 SF (6,554 AC)
BASE SITE AREA	= 283,994 SF (6,520 AC)
BASE SITE AREA IN THE CRITICAL AREA	= 283,994 SF (6,520 AC)
EXISTING FOREST (CRITICAL AREA)	= 72,494 SF (1,664 AC)
PROPOSED FOREST CLEARING (CRITICAL AREA)	= 1,616 SF (0.042 AC) (2.5%)
REQUIRED FOREST MITIGATION (CRITICAL AREA)	= 1,616 SF (0.042 AC)
INDIVIDUAL TREES TO BE REMOVED (CRITICAL AREA)	= 5 TREES
REQUIRED MITIGATION FOR INDIVIDUAL TREES	= 5 TREES
PROPOSED TOTAL FOREST MITIGATION	= 10 TREES

AREA IN 100' BUFFER = 37,957 SF (0.871 AC)
EXISTING FOREST IN 100' BUFFER = 35,083 SF (0.805 AC)
PROPOSED FOREST CLEARING IN 100' BUFFER = 0 SF (0.000 AC)
REQUIRED FOREST MITIGATION FOR 100' BUFFER = 0 SF (0.000 AC)

WARM SEASON GRASS MIX (57,061 SF)

<i>Avena sativa</i>	OATS (COVER CROP)	10 LBS. PER ACRE
<i>Andropogon gerardii</i>	BIG BLUESTEM, NIAGARA	6.5 LBS. PER ACRE
<i>Andropogon scoparius</i>	LITTLE BLUESTEM, CAMPER	3.5 LBS. PER ACRE
<i>Sorghastrum nutans</i>	INDIAN GRASS, RUMSEY	3.5 LBS. PER ACRE
<i>Panicum virgatum</i>	SWITCH GRASS, CAVE-IN-ROCK	1.5 LBS. PER ACRE

NOTE: ALL OPEN AREAS EAST OF THE 300' SHORE BUFFER TO BE SEEDED WITH WARM SEASON GRASSES AND MAINTAINED BY MOWING ONCE A YEAR. OTHER AREAS ARE TO BE MOWED TURF. THE WARM SEASON SEED MIX IS TO BE APPLIED TO THE DESIGNATED AREAS AT A RATE OF 25 LBS. PER ACRE. SEE SEEDING NOTES.

LANDSCAPE PLAN

DATE: JANUARY 2007
JOB NUMBER: D160275
SCALE: 1" = 30'
DRAWN BY: LAS
DESIGNED BY: LAS
APPROVED BY: LAS
FOLDER REFERENCE: 172L

FOR:
CRACKER BARREL OLD COUNTRY STORE
FOURTH ELECTION DISTRICT, QUEENANNE'S COUNTY, MARYLAND
TAX MAP - 56, GRID - 12, PARCEL - 19 & 316
PREPARED FOR: CRACKER BARREL OLD COUNTRY STORE, INC.

REVISIONS

DATE	DESCRIPTION	APPROVED BY:
4/4/07	Per 3-7-07 Staff Comments	QA CO. DEPT. PUBLIC WORKS
8/29/07	Per 5-27-07 Staff Comments	APPROVED BY:
8/15/07	Per 8-1-07 Staff Comments	QA, CO SOIL CONSERVATION SERVICE
8/31/07	Added 8 Trees for 10% Cities	REVIEWED BY:
10/17/07	Per Agency Comments	NATURAL RESOURCES CONSERVATION SERVICE

APPROVED BY: DATE

DATE: 10-17-07

SEAL: DATE

PROFESSIONAL ENGINEER: DATE

STATE OF MARYLAND: DATE

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CRACKER BARREL OLD COUNTRY STORE
FOURTH ELECTION DISTRICT, QUEENANNE'S COUNTY, MARYLAND
TAX MAP - 56, GRID - 12, PARCEL - 19 & 316
PREPARED FOR: CRACKER BARREL OLD COUNTRY STORE, INC.

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