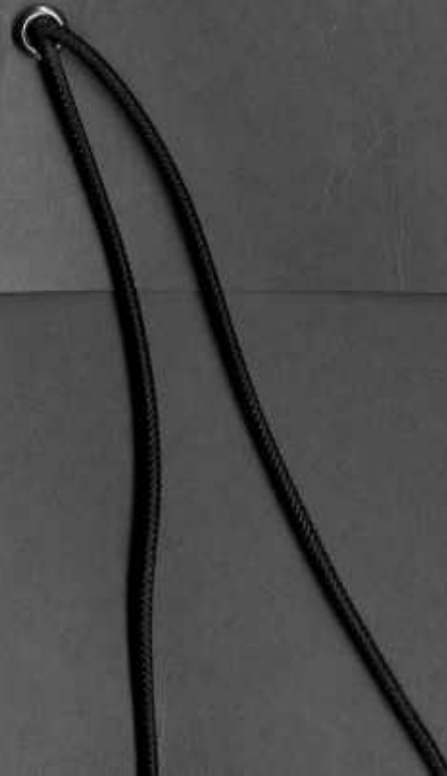


QC 97-07 Kent Island Elem. School  
Site Plan 04-07-0003c ~~V6124~~

51829-6706



Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor



Margaret G. McHale  
Chair

Ren Serey  
Executive Director

STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS

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

August 2, 2007

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

**RE: 04-07-02-0003-c; 200 Elementary Way; Board of Education**

Dear Ms. Fabi:

The site is located within the Limited Development Area (LDA) and Intensely Development Area (IDA) of the Chesapeake Bay Critical Area. The applicant proposes to redevelop the site with additions to an existing school.

The most recent information provided by the applicant's representative is that the applicant has proposed to meet the 15% afforestation requirement by planting trees on a school owned property on the opposite side of the adjacent creek from the project site, and the plantings to meet the requirement will be outside of existing Buffers. Based on this information, this office has no further comment. Please note however, that the County requires the following at a minimum: "Seventy native trees with a minimum height of four to six feet, or an equivalent alternative afforestation or reforestation planting standard as approved by the Department of Planning and Zoning, shall be planted for each acre of land required to be reforested or afforested. Bare root seedlings will not be considered an acceptable alternative." If the applicant proposed to place five contiguous acres within a deed restricted shore buffer in lieu of afforestation planting, then regeneration would be acceptable to Critical Area Commission staff (per County §14:1-54).

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

Sincerely,

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

Marshall Johnson  
Natural Resources Planner

cc: QC 97-07



STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
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May 24, 2007

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

**RE: 04-07-02-0003-c; 200 Elementary Way**  
Board of Education for Queen Anne's County

Dear Ms. Fabi:

Thank you for providing resubmitted plans and information for the above referenced proposal. The site is located within the Limited Development Area (LDA) and Intensely Development Area (IDA) of the Chesapeake Bay Critical Area. The applicant proposes to redevelop the site with additions to an existing school. The redevelopment will result in an overall decrease in impervious surface by 2.2%. After the redevelopment, the LDA portion of the site is proposed to have 27.6% impervious surfaces. I have provided updated comments below.


1. The applicant has now proposed to meet the afforestation requirement without planting any trees, but via natural regeneration for five years before determining if trees need to be planted. The Queen Anne's County §14:1-54 (Woodland reforestation and afforestation standards in Critical Area District) states that for "developments within the Critical area which require greater than five acres of afforestation, natural regeneration within a deed restricted shore buffer may be permitted in lieu of the afforestation requirement of Subsection B(1) of this section." The afforestation requirement for the Kent Island Elementary School site is less than five acres; therefore, the current proposal does not meet this standard. A proposal that does not meet this standard would require Conditional Approval from the Critical Area Commission. Otherwise, Queen Anne's County Code requires that the applicant meet the afforestation requirement by planting the following at a minimum: "Seventy native trees with a minimum height of four to six feet, or an equivalent alternative afforestation or reforestation planting standard as approved by the Department of Planning and Zoning, shall be planted for each acre of land

required to be reforested or afforested. Bare root seedlings will not be considered an acceptable alternative.” If the applicant proposed to place five contiguous acres within a deed restricted shore buffer in lieu of afforestation planting, then regeneration would be acceptable.

2. If the Kent Island and Bayside Elementary School sites function as one site, as stated in the 5/14/07 letter from the applicant’s representative, then all of the information submitted to show compliance with the County Critical Area Program regulations should be based on that designated site area.
3. The newly submitted plans show a greater amount of allowable impervious surface for the LDA portion of the site than the previous plan set. Please explain whether the current plans are incorrect, or if the former plan set was incorrect, and ensure that the current plans show the correct amount of allowed impervious surface.

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

Sincerely,



Marshall Johnson  
Natural Resources Planner

cc: QC 97-07



STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS

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

April 17, 2007

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

**RE: 04-07-02-0003-c; 200 Elementary Way**  
Board of Education for Queen Anne's County

Dear Ms. Fabi:

Thank you for providing resubmitted plans and information for the above referenced proposal. The site is located within the Limited Development Area (LDA) and Intensely Development Area (IDA) of the Chesapeake Bay Critical Area. The applicant proposes to redevelop the site with additions to an existing school. I have provided updated comments below.

1. County Code § 14:1-54 (Woodland reforestation and afforestation standards in Critical Area District) requires diverse forest planting. According to the County Code, diverse forest plantings shall include a canopy layer, an understory layer and a shrub layer. The applicant has proposed the minimum number of plantings required using trees of small size, and no shrubs. The required afforestation is proposed at an offsite location, when there appears to be adequate space on the subject site. According to the submitted plan sheet C18.1, the proposed afforestation area is "fallow field with a variety of young and volunteer plant material surrounded by a vegetated buffer along Cox Creek." As an existing Buffer, this area is already protected from disturbance, and according to the assessment, is already in the process of natural regeneration. It will very likely be a restored forest on its own. The result of using it as offsite afforestation instead of reforesting onsite, results in an overall loss in long term forest within the Critical Area around Cox Creek. Increasing the afforestation plantings or planting area to compensate for this loss is recommended.

Jean Fabi  
April 17, 2007  
Page 2 of 2

2. Please forward the letter from DNR addressing the presence of sensitive species on this site to our office when it becomes available. The plans should not be approved until this letter is received and any issues are addressed.

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

Sincerely,



Marshall Johnson  
Natural Resources Planner

cc: QC 97-07



**STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

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(410) 260-3460 Fax: (410) 974-5338  
[www.dnr.state.md.us/criticalarea/](http://www.dnr.state.md.us/criticalarea/)

March 2, 2007

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

**RE: 04-07-02-0003-c; 200 Elementary Way**  
Board of Education for Queen Anne's County

Dear Ms. Fabi:

Thank you for providing information on the above referenced proposal. The lot is located within the Limited Development Area and Intensely Development Area (IDA) of the Chesapeake Bay Critical Area. The applicant proposes to redevelop the site with additions to an existing school. I have provided Commission Staff comments below.

1. The plans indicate that a temporary parking lot is proposed in the IDA portion of the site. Please submit additional information addressing this part of the proposal such as the length of time the area will be used for parking, whether it is an existing or proposed gravel parking area, what is the intended use after it is no longer used for parking, etc.
2. Development in the IDA must meet standards, including the 10% rule for stormwater management. The applicant must submit the 10% calculations (Worksheet A) if gravel is proposed for the temporary parking area in the IDA. Please note that where practicable in the IDA, permeable areas shall be established in vegetation.
3. The site plan shows a soil stockpile area on the existing drainage of the site, and near existing vegetation. The applicant should not propose development activities in the Critical Area that could adversely impact water quality. Therefore, the soil staging area must be placed in a more appropriate location that will minimize potential impacts to the drainage, stormwater quality and existing vegetation.

4. The applicant should explain why the required afforestation is proposed off-site when there appears to be adequate space on the subject site. The explanation should include reasoning for not placing afforestation on site, and may include documentation of benefits of locating the afforestation in its proposed location (e.g. habitat connectivity, planting in buffers, etc). If the applicant wishes to maintain the afforestation plantings off-site, doing so should be mitigated by increasing the planting density, species diversity, plant size, and adding shrubs and ground cover to the planting plan.
5. Stormwater management standards of Maryland Department of the Environment (COMAR 26.09.01) must be met for development proposed in the Critical Area Limited Development Area. The applicant should document that these requirements will be met for the project.
6. Because the applicant is proposing to alter the parking lot of a site in the Critical Area, this would be an ideal opportunity to incorporate low impact development stormwater elements which reduce water quality impacts.
7. Our records indicate that this site is within a sensitive species project review area. The applicant has stated that a letter was requested from DNR addressing the presence of sensitive species on this site. Please forward the letter from DNR to our office.

Thank you for the opportunity to provide comments on this proposal. If you have any additional questions please contact me at 410-260-3460.

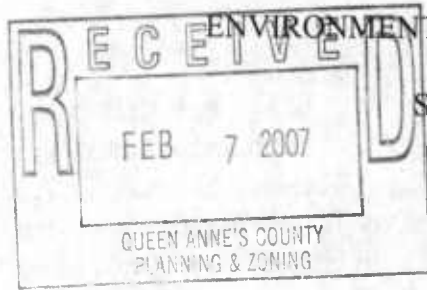
Sincerely,



Marshall Johnson  
Natural Resources Planner

cc: QC 97-07





ENVIRONMENTAL REGULATIONS CONSULTANT, INC.

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

3 February 2007

**CHESAPEAKE BAY CRITICAL AREA ENVIRONMENTAL ASSESSMENT  
PROPERTY OF QUEEN ANNE'S COUNTY BOARD OF EDUCATION**

15.3 ACRES ± ON THE NORTH SIDE OF MD ROUTE 18 IN STEVENSVILLE,  
KENT ISLAND, QUEEN ANNE'S COUNTY, FOURTH ELECTION DISTRICT,  
TAX MAP 56, BLOCK 6, PARCEL 45

**INTRODUCTION**

The property bounds the north side of MD Route 18 (Main Street) about 1500 feet east of its intersections with MD Route 835 in Stevensville, Kent Island, Queen Anne's County. The property location and configuration are depicted in Figure 1, while it can be located on Queen Anne's County ADC Maps 22-23, K1-A1.

The multi-sided, sort of key-shaped property's primary access is via MD Route 18 to a central complex comprised of a single-story elementary school building, five portable classroom units, exterior playgrounds, bus parking areas, and numerous vehicle roadways. Non-impervious areas are mowed lawn landscaped with about 10 small trees. Church Street and developed residential lots bound the property on the north, Rails to Trails pathway and a public library on the east, MD Route 18 and developed commercial lots on the south, and State Street and developed residential and commercial lots on the west.

Approximately 13.385 acres of the property are zoned Suburban Estate (SE), however 0.687 acre (entrance roadway between commercial lots) directly adjacent to MD Route 18 is zoned Village Center (VC), and 1.27 acres undeveloped in the extreme west portion adjacent to State Street is zoned Neighborhood Conservation (NC-8) by the Queen Anne's County, Department of Planning and Zoning. The eastern 9.48 acres are within limits of the Chesapeake Bay Critical Area with most designated Limited Development Area (LDA), but a 0.504 portion adjacent to Route 18 between adjoining commercial lots is designated Intense Development Area (IDA). I visited the property on 1 November 2006 to collect information for this Chesapeake Bay Critical Area Environmental Assessment.

## PROPOSED DEVELOPMENT

The property is proposed for removal of the existing portable classrooms, and some concrete pad and vehicle roadway areas. The existing school building will receive additions to the northwest and southeast portions while some bus parking areas and roadways will be slightly reconfigured. Limited Development Area (LDA) designation permits 1.317 acres (57,371.2) of impervious surfaces on the property. Existing impervious areas total 2.617 acres (114,001.0) of which 0.827 acre (36,023.7) will be removed. Proposed additional surfaces of 0.611 acre (26,615.0) will at completion yield a net impervious area of 2.427 acres (105,734.0). This is a net reduction from the existing impervious surfaces. Existing impervious surfaces were in place prior to the Critical Area Ordinance, thus are grandfathered. The school expansion will continue to be primarily accessed from MD Route 18, and provided potable water and sewage disposal by existing public systems.

## EXISTING NATURAL FEATURES

### AQUATIC RESOURCES

The property does not bound open tidewater, thus there are no aquatic resources associated with the property.

### TERRESTRIAL RESOURCES

#### Topography

The U.S. Geological Survey, 1973 (Photo-revised) Kent Island, MD Topographic Quadrangle Map (Figure 1) plots no elevation contours on the property or in the region suggesting the property is level, while the nearest elevation given is 13 feet above sea level at the intersection of MD Route 18 and Duke Street about 400 feet west of the property. Level property void of slopes is confirmed by the site visit. Topography elevation contours plotted on the McCrone, Inc., 2007 Modernization and Expansion of the Kent Island Elementary School give survey located elevations on the property ranging 8-15 feet above sea level. Level topography void of slopes is confirmed by the site visit.

#### Soils

Figure 2A is taken from the U.S. Department of Agriculture, NRCS/SCS, 2002 Soil Survey of Queen Anne's County, MD, Sheet 31, and shows a soil inclusion line with a north-south aspect divides the property about in half with hydric Othello silt loam soil (Ot) in the west portion and non-hydric Mattapex-Butlertown silt loam soils in the east portion. Both these substrates are prime agricultural soils in Queen Anne's County. Soil configurations from the Soil Survey are plotted on the McCrone, Inc., 2007 Modernization and Expansion of the Kent Island Elementary School.

Slow permeability, seasonally near-surface groundwater hydrology, and/or frequent flooding create severe limitations for sewage effluent disposal in all property substrates, while limitations are also severe with Othello soils use for homesites and vehicle roadways and with Mattapex-Butlertown for vehicle roadways. Limitations are moderate for use of Mattapex-Butlertown silt loam soils for homesites.

### 100-Year Flood Plain

The Federal Emergency Management Agency, 1992 Queen Anne's County, MD, Unincorporated Areas, Flood Insurance Rate Map 240054, Panel 0038C indicates the entire property is in Flood Hazard Zone "C", an area of minimal flooding outside limits of the 100-year tidal flood. The McCrone, Inc., 2007 Modernization and Expansion of the Kent Island Elementary School notes absence of 100-year flood plain on the property.

### Wetlands

Figure 2B is taken from the U.S. Department of the Interior, FWS, 1982 National Wetland Inventory, Kent Island, MD Map that plots no wetlands on or near the property, however the site visit found a few small portions of the property appear to meet the wetland criteria as defined in the U.S. Army Corps of Engineers, 1987 Corps of Engineers Wetland Delineation Manual. Landward margins of the non-tidal wetland areas found on the property are field delineated by Environmental Regulations Consultant, Inc. on 1 November 2006, subsequently field survey located and plotted by McCrone, Inc., 2007 Modernization and Expansion of the Kent Island Elementary School.

### Hydrology and Streams

There was no surface hydrology outside the western-most delineated wetland and adjoining ditches during the site visit. Hydrology in this delineated small wetland area appears to have its origins on adjoining and/or nearby properties channeled onto the subject property by drainage ditches.

The U.S. Geological Survey, 1973 (Photo-revised) Kent Island, MD Topographic Quadrangle Map (Figure 1) and the U.S. Department of Agriculture, NRCS/SCS, 2002 Soil Survey of Queen Anne's County, MD, Sheet 31 (Figure 2A) show no bodies of surface hydrology (pond, impoundment) or streams on the property and that is confirmed by the site visit. Various ditch pathways on the property are plotted on the McCrone, Inc., 2007 Modernization and Expansion of the Kent Island Elementary School.

### Vegetative Cover

Mowed lawn covers the property outside impervious areas. The few small landscape trees are mostly exotic species of conifers and deciduous trees while the wetland areas have limited cattails, switch grass, smartweed, and cutgrass. There are no natural plant communities on the property.

### Wildlife

Mowed lawn in a highly developed area provides no cover, water or foods for organisms such as amphibians, reptiles, birds, and mammals. Indeed, no form of wildlife was identified on the property during the site visit.

### Rare and Endangered Species

No rare, threatened or endangered species of plant or wildlife listed in MD COMAR 08.03.08 were observed on the property during the site visit. An Environmental Review for rare or endangered habitats and species was requested

from the MD Department of Natural Resources, Wildlife and Heritage Service on 5 February 2007. A copy of that request is enclosed herein and a copy of the MD DNR response will be made a part of this report when received.

The Queen Anne's County, Department of Planning and Zoning, 1995 Queen Anne's County, Natural Resources Map plots the nearest active nesting of protected Bald Eagle (*Haliaeetus leucocephalus*) about two straight-line miles east-southeast of the property. Protected colonial waterbird nesting sites and known occurrence of Delmarva Fox Squirrel (*Sciurus niger*) are respectively mapped within 1500 feet south of the property (Least Tern colony on roof of Food Lion Supermarket) and about six straight-line miles east of the property. The U.S. Department of the Interior, FWS, Chesapeake Bay Field Office, 2004 Delmarva Fox Squirrel Occurrence in Queen Anne's County, MD plots the nearest squirrel occurrence about 5.5 miles east of the property.

## **PRECAUTIONS FOR POTENTIAL ENVIRONMENTAL IMPACTS**

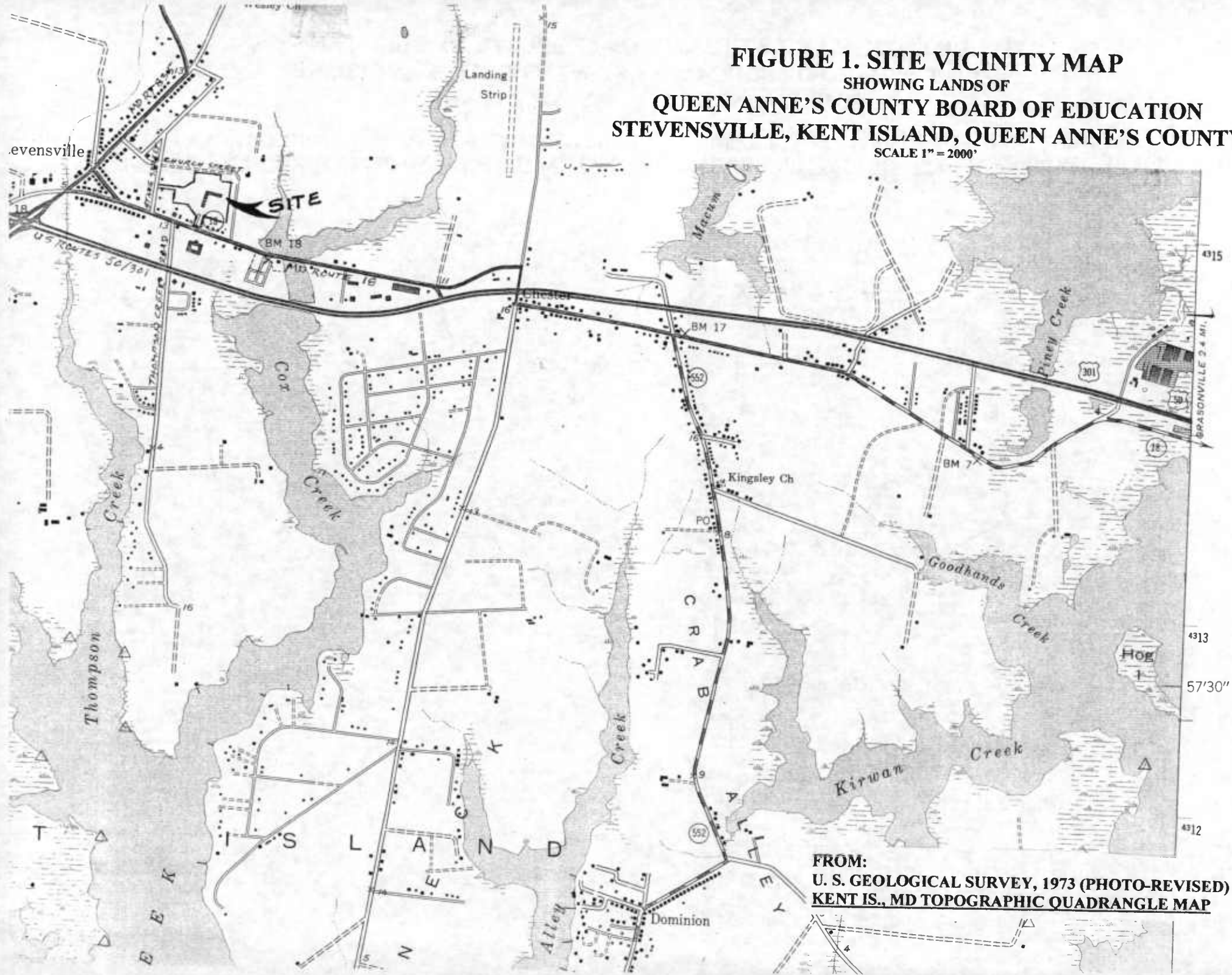
Presence of hydric soil, and survey located non-tidal wetland margins with a 25 feet landward buffer are plotted and/or noted on the McCrone, Inc., 2007 Modernization and Expansion of the Kent Island Elementary School to comply with the Queen Anne's County, Critical Area Program and wetland regulations. Erosion and sediment control during excavation, grading and construction will be addressed in a plan developed in accordance with the Queen Anne's County, Soil Conservation standards to minimize the quantity and improve the quality of stormwater run-off to Cox Creek. Disposal of sewage effluent will be provided to the development by an existing public system.

## **SUMMARY**

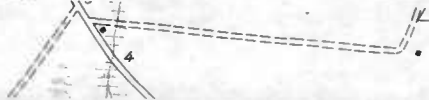
Approximately 9.5 acres of the property are within the Chesapeake Bay Critical Area with about nine acres designated Limited Development Area (LDA) and 0.5 acre Intense Development Area (IDA). The property is a mowed lawn outside impervious surfaces of an existing school building complex with numerous vehicle roadways central to the property proposed for modernization and expansion of the existing school building. The property contains hydric Othello soil, a few small areas of non-tidal wetlands, and is within 1500 feet of a protected colony of nesting waterbirds, but is void of slopes, 100-year flood plain, bodies of surface hydrology, streams, natural vegetative communities, wildlife, and rare or endangered species. Landward margin of the Critical Area, topography elevation contours, hydric soil configuration, wetlands and their 25 feet landward buffer, and drainage ditches are field delineated, survey located, and/or plotted onto the McCrone, Inc., 2007 Modernization and Expansion of the Kent Island Elementary School.

**FIGURE 1. SITE VICINITY MAP**  
 SHOWING LANDS OF  
**QUEEN ANNE'S COUNTY BOARD OF EDUCATION**  
**STEVENSVILLE, KENT ISLAND, QUEEN ANNE'S COUNTY**  
 SCALE 1" = 2000'

Stevensville



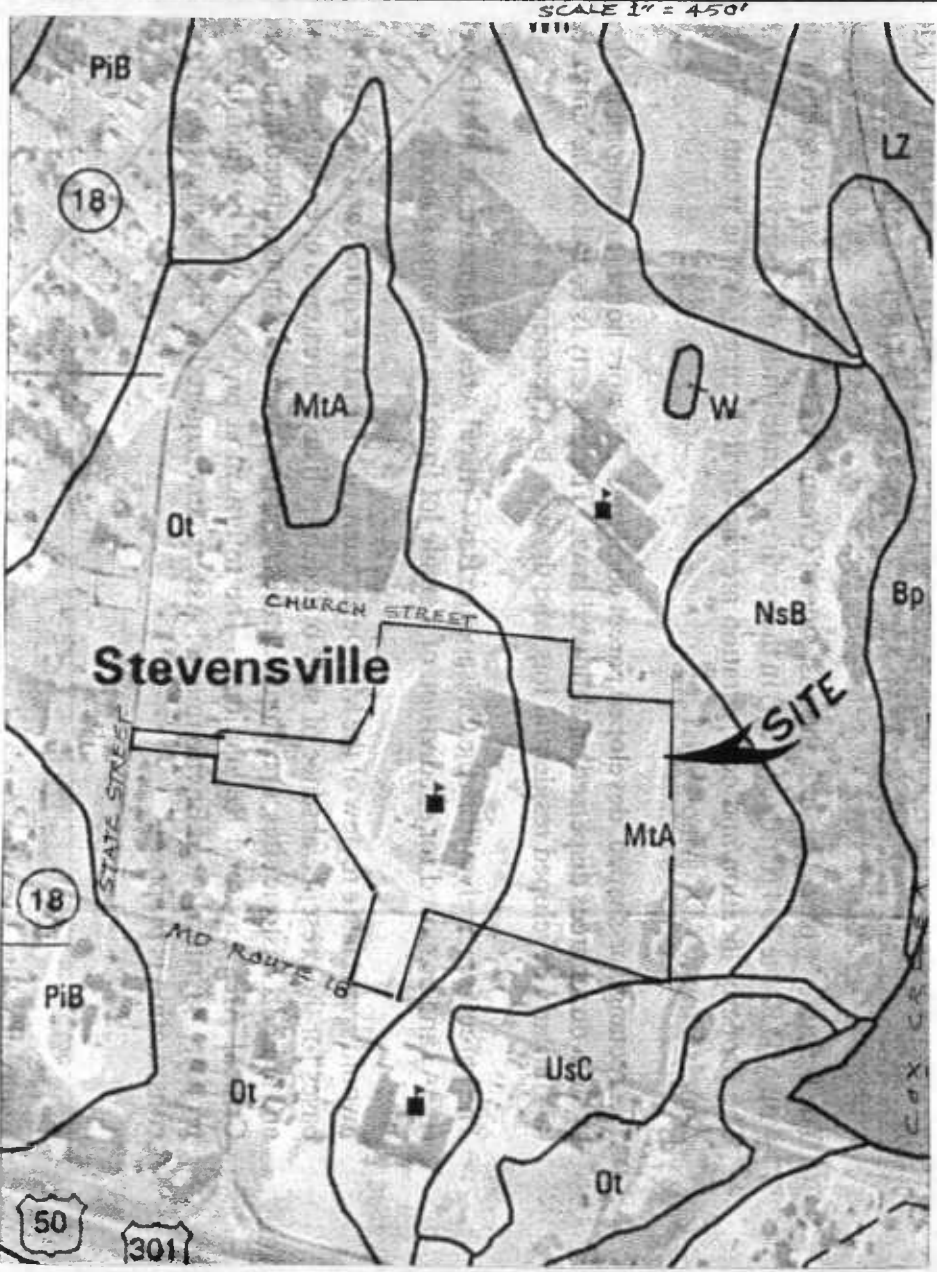
FROM:  
 U. S. GEOLOGICAL SURVEY, 1973 (PHOTO-REVISED)  
 KENT IS., MD TOPOGRAPHIC QUADRANGLE MAP



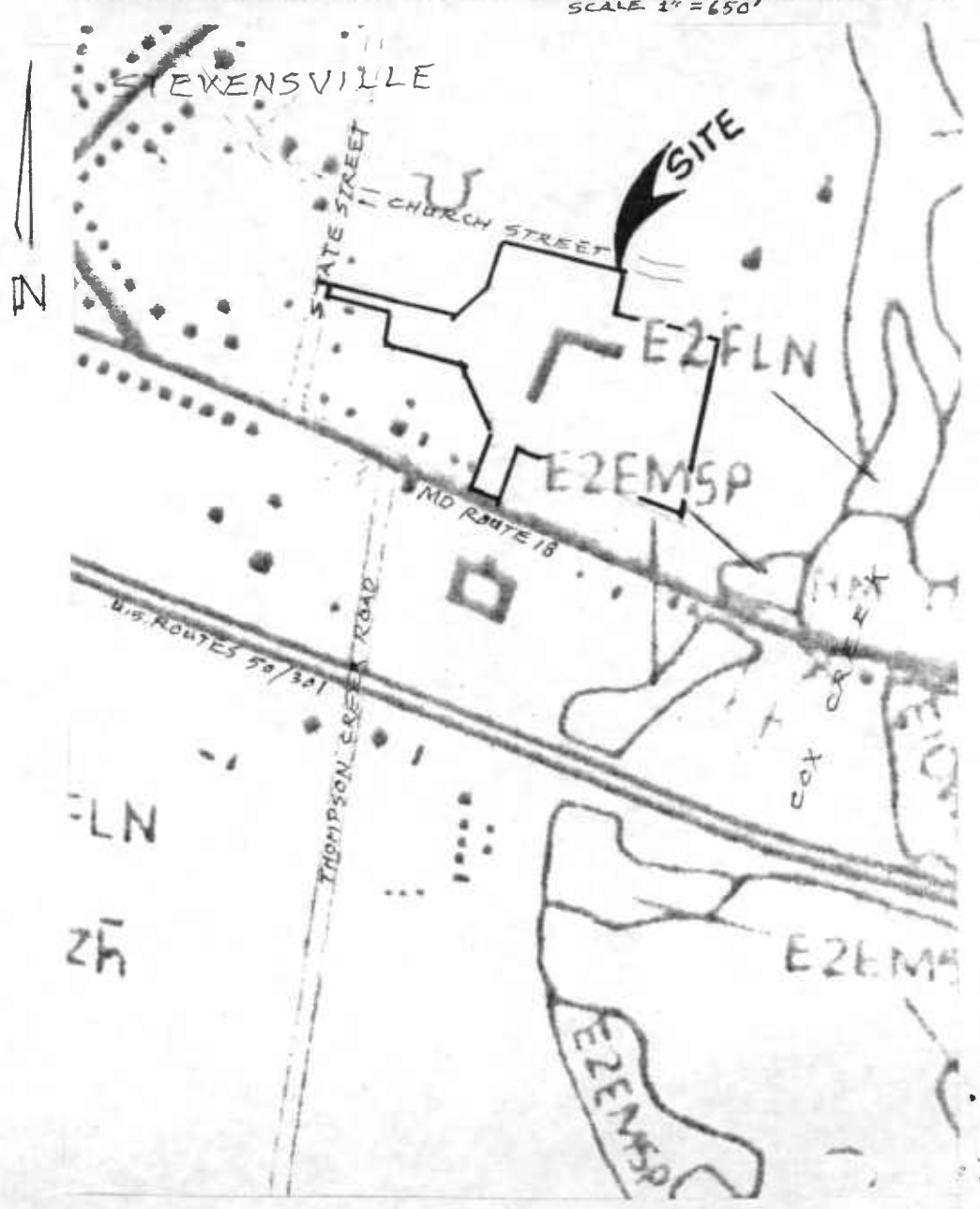


**FIGURE 2. SOILS AND WETLANDS ON PROPERTY OF QUEEN ANNE'S COUNTY BOARD OF EDUCATION, STEVENSVILLE, KENT ISLAND, QUEEN ANNE'S COUNTY, MARYLAND**

**A) U.S. DEPARTMENT OF AGRICULTURE, NRCS/SCS, 2002  
SOIL SURVEY OF QUEEN ANNE'S COUNTY, MD, SHEET 31**



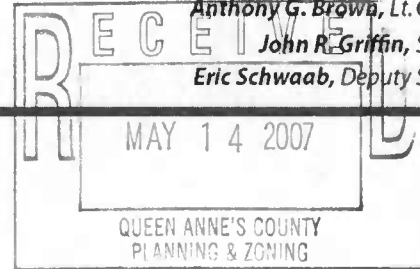
**B) U.S. DEPARTMENT OF THE INTERIOR, FWS, 1982  
NATIONAL WETLAND INVENTORY, KENT ISLAND, MD MAP**





**MARYLAND**  
DEPARTMENT OF  
NATURAL RESOURCES

*Martin O'Malley, Governor*  
*Anthony G. Brown, Lt. Governor*  
*John R. Griffin, Secretary*  
*Eric Schwaab, Deputy Secretary*



May 10, 2007

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

**RE: Environmental Review for Property of Queen Anne's County Board of Education, Stevensville, Tax Map 56, Parcel 45, Kent Island Elementary School, Queen Anne's County, Maryland.**

Dear Mr. Reese:

In regard to your inquiry, the Wildlife and Heritage Service has determined that the Least Tern colony located on Thompson Creek Mall is not a concern for this project site, due to the distance across US Route 50. However, we do have records for a Least Tern colony utilizing the rooftop at Kent Island Elementary School itself. This colony was documented by the WHS as active with an estimated 15 breeding pairs in June 2006. It is assumed that the birds are again nesting on the roof of the school this year.

Least Terns have threatened status in Maryland as a breeding species. Conservation of waterbird colonies that are located in the Chesapeake Bay Critical Area is required by state law. Significant mortality of chicks or eggs resulting from disturbance of the colony during the breeding season is a violation of the U.S. Migratory Bird Treaty Act. Disturbance includes actions such as cutting nearby trees or nearby construction that causes abandonment of chicks by the adults.

In order to avoid impacts to the colony, we recommend that no construction occur on the site during the breeding season. The breeding season for Least Terns is generally April 15 through July 31 of any given year. During the breeding season, all human entry onto the rooftop should be restricted to only that essential for protection of the colony. Human disturbance of colony sites that results in significant mortality of eggs and/or chicks is considered a prohibited taking under various state and federal regulations.

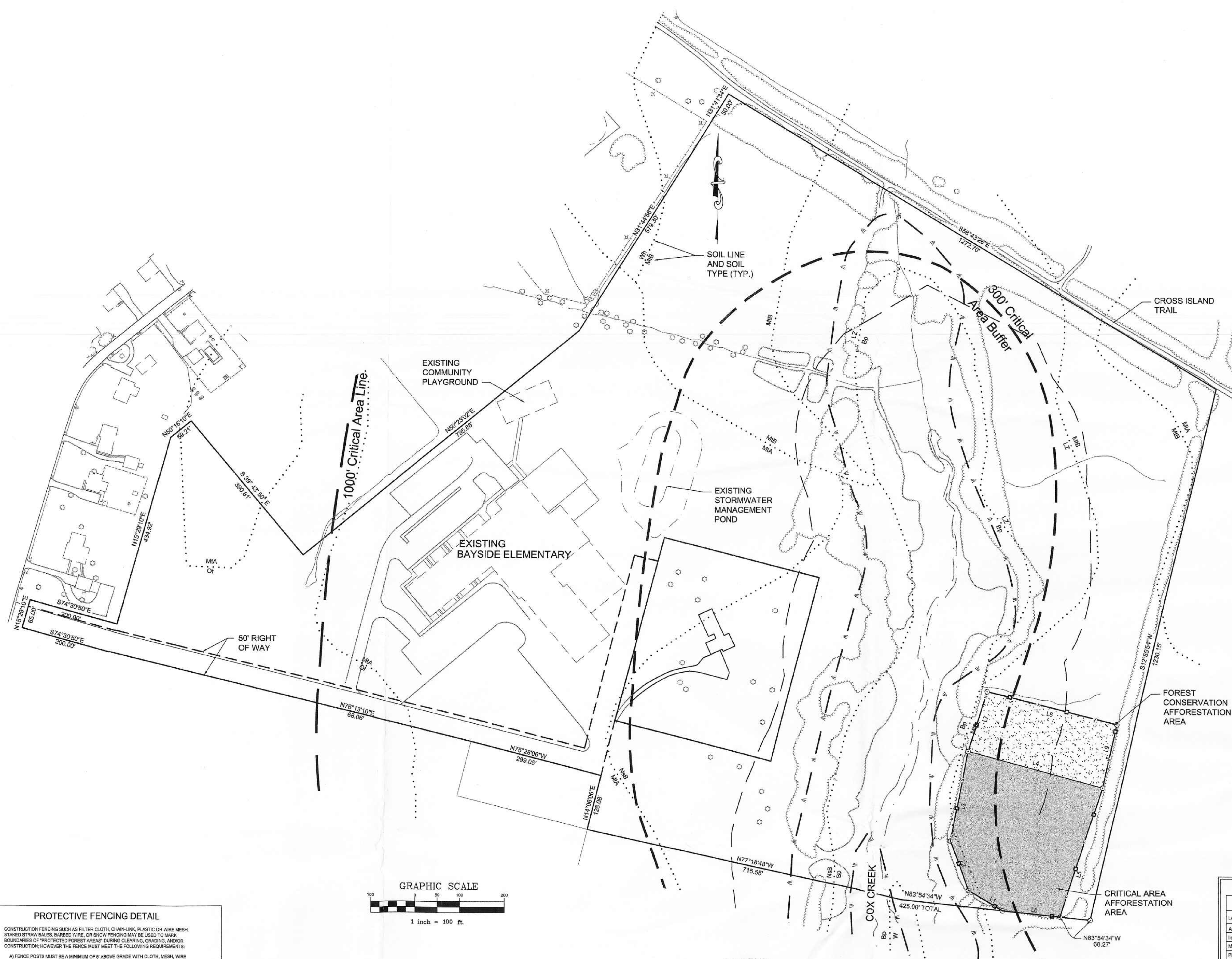
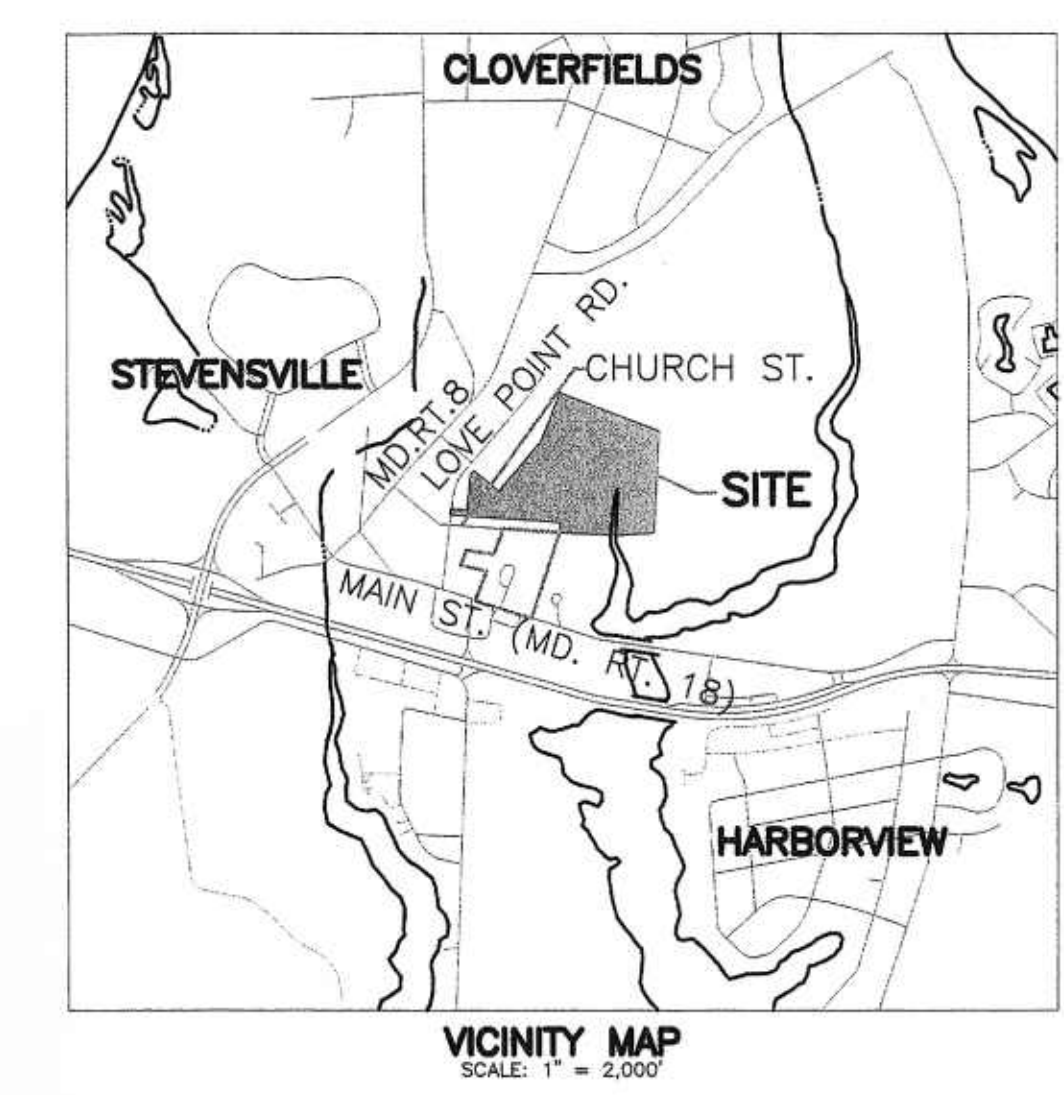
The WHS is willing to provide further technical assistance as needed. Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at (410) 260-8573.

Sincerely,

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

ER #2007.0350.qa  
Cc: L. Hoerger, CAC  
S.A. Smith, WHS





**OFFSITE CRITICAL AREA AFFORESTATION PLANTING PLAN**

CHAPTER 18-1-66.A, CHAPTER 14-1-D(6)(B) AND CHAPTER 14-1-54

**PLANTING RESPONSIBILITY:** O.A.C. BOARD OF EDUCATION  
202 CHESTERFIELD AVENUE  
CENTREVILLE, MARYLAND 21617

**AFFORESTATION SITE LOCATION:** SOUTH SIDE OF CROSS ISLAND TRAIL  
SOUTHEAST CORNER OF PARCEL 336  
ON THE EAST SIDE OF COX CREEK

**AFFORESTATION AREA ASSESSMENT:** 2.209 ACRES OF FALLOW FIELD WITH A VARIETY OF YOUNG VOLUNTEER PLANT MATERIAL SURROUNDED BY A VEGETATED BUFFER ALONG COX CREEK AND THE PROPERTY LINE COMPOSED OF MATTAPEX-BUTLERTOWN SILT LOAM (MB) SOILS.

**PRE-PLANTING:** REMOVE ANY INVASIVE OR NOXIOUS PLANT MATERIAL. EXISTING VOLUNTEER NATIVE SPECIES CAN REMAIN.

**SCHEDULE:** WITHIN ONE YEAR, OR TWO GROWING SEASONS AFTER COMPLETION OF DEVELOPMENT AND/OR APPROVAL OF THE SUBDIVISION.

**MATERIAL:** CONTAINER GROWN 4-6" TALL WHIP TREES AND 18" HIGH SHRUBS.

**SOURCE:** ENVIRONMENTAL CONCERN, INC., ST. MICHAELS, MARYLAND, OR APPROVED LOCAL SOURCE.

**STOCK:** 94 TREES: 20% EVERGREEN, 50% SHADE TREES, 30% UNDERSTORY TREES MIX OF NATIVE SPECIES AS SHOWN. ANY RECOMMENDED SPECIES OR PORTION NOT AVAILABLE AT TIME OF NURSERY ORDER WILL BE REPLACED WITH AVAILABLE, SIMILAR SPECIES FOUND GROWING IN THE WILD NEARBY.

**METHOD:** APPROXIMATELY 28' ON CENTER.

**POST-PLANTING:** "PROTECTED FOREST AREA" SIGNS BOLTED ON STEEL OR WOOD FENCE POSTS ERRECTED AT 40-50 FEET INTERVALS FACING OUTWARD ALONG THE AFFORESTATION AREA BOUNDARIES TO REMAIN IN PERPETUITY.

**INSPECTIONS:** AFFORESTATION MUST BE INSPECTED AT 12 AND 24 MONTH INTERVALS AFTER PLANTING, AND A WRITTEN REPORT ADDRESSING STATUS OF THE TREES AND RECOMMENDATIONS FOR CORRECTING ANY NOTABLE EXISTING MORTALITY (DAMAGE, DISEASE, DROUGHT, PESTS, ETC.) FILED WITH THE FOREST CONSERVATION COORDINATOR, QUEEN ANNE'S COUNTY, DEPARTMENT OF PLANNING & ZONING, 160 COURSEVALE DRIVE, CENTREVILLE, MD. 21617

**TWO YEAR PROTECTION AND MAINTENANCE**

THE PURPOSE OF THE TWO YEAR PROTECTION AND MAINTENANCE IS TO INCREASE THE SURVIVABILITY OF THE PLANT MATERIAL BY REDUCING COMPETING VEGETATION, DISEASE, AND MECHANICAL INJURY. ONCE ESTABLISHED, CLEARING OR CUTTING OF THE AFFORESTATION AREAS IS NOT PERMITTED AS THE AREAS REMAIN IN LONG TERM PROTECTION. AFTER THE COMPLETION OF ALL AFFORESTATION THE OWNERS OF TRACT 4A SHALL PERFORM ALL TASKS NECESSARY TO MAINTAIN AND PROTECT THE AFFORESTATION AREAS SHOWN HEREON FOR A PERIOD OF TWO (2) YEARS. THE PROTECTION AND MAINTENANCE HEREUNDER SHALL INCLUDE, BUT IS NOT LIMITED TO:

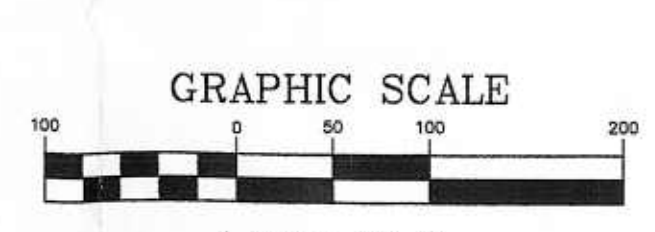
PLANTING SPECIES OR APPROVED CULTIVARS NATIVE TO THE PHYSIOGRAPHIC REGION OF THE COUNTY AND COMPATIBLE WITH THE EXISTING SITE: WATER, FERTILIZING, MULCHING, THINNING, REPLACEMENT OF DAMAGED OR DEAD PLANT MATERIALS, CONTROLLING COMPETING VEGETATION, AND PROTECTING PLANTS FROM DISEASE, PESTS AND MECHANICAL INJURY DURING THE INITIAL PLANTING AND THROUGHOUT THE TWO YEAR MAINTENANCE PERIOD AS NECESSARY; PROVIDING PROTECTIVE DEVICES SUCH AS FENCING, RETAINER WALLS AND INTERPRETIVE SIGNS AS NECESSARY TO PREVENT THE DESTRUCTION OR DEGRADATION OF THE PLANTING SITE.

**FOREST CONSERVATION OFFSITE AFFORESTATION AREA PLANTING - BID ALTERNATE\***

COST ESTIMATE					PLANTING TABLE				
Latin Name	Common Name	Size	Quantity	Unit Cost	Extended Cost	Latin Name	Common Name	Quantity	Size
Acer rubrum	Red Maple	bare root seedling	118	\$0.80	\$ 94.40	Acer rubrum	Red Maple	118	bare root seedling
Ilex opaca	American Holly	bare root seedling	106	\$0.90	\$ 95.40	Ilex opaca	American Holly	106	bare root seedling
Myrica cerifera	Wax Myrtle	bare root seedling	106	\$0.80	\$ 84.80	Myrica cerifera	Wax Myrtle	106	bare root seedling
Pinus taeda	Loblolly Pine	bare root seedling	142	\$0.50	\$ 71.00	Pinus taeda	Loblolly Pine	142	bare root seedling
Quercus phellos	Willow Oak	bare root seedling	118	\$0.60	\$ 70.80	Quercus phellos	Willow Oak	118	bare root seedling
Taxodium distichum	Baldcypress	bare root seedling	118	\$0.75	\$ 88.50	Taxodium distichum	Baldcypress	118	bare root seedling
Subtotal = \$ 480.10					Multiplier	x 3	Proposed mix of plant material to be 20% evergreen (Loblolly Pine), 50% hardwood trees (Red Maple, Willow Oak, Baldcypress), 30% understorey trees (American Holly, Wax Myrtle). See above for quantities. Plant material available from Environmental Concern, Inc in St. Michaels, Maryland (410-745-0620), or other approved nurseries.		
Subtotal = \$ 1,380.30									

**CRITICAL AREA OFFSITE AFFORESTATION AREA PLANTING - BID ALTERNATE\***

COST ESTIMATE					PLANTING TABLE				
Latin Name	Common Name	Size	Quantity	Unit Cost	Extended Cost	Latin Name	Common Name	Quantity	Size
Acer rubrum	Red Maple	4-6", container	26	\$12.00	\$ 312.00	Acer rubrum	Red Maple	26	4-6", container
Ilex opaca	American Holly	4-6", container	23	\$22.00	\$ 506.00	Ilex opaca	American Holly	23	4-6", container
Myrica cerifera	Wax Myrtle	4-6", container	31	\$14.00	\$ 434.00	Myrica cerifera	Wax Myrtle	23	4-6", container
Pinus taeda	Loblolly Pine	4-6", container	31	\$11.00	\$ 341.00	Pinus taeda	Loblolly Pine	31	4-6", container
Quercus phellos	Willow Oak	4-6", container	26	\$14.00	\$ 364.00	Quercus phellos	Willow Oak	26	4-6", container
Taxodium distichum	Baldcypress	4-6", container	26	\$12.00	\$ 312.00	Taxodium distichum	Baldcypress	26	4-6", container
Subtotal = \$ 2,157.00					Multiplier	x 3	Proposed mix of plant material to be 20% evergreen (Loblolly Pine), 50% hardwood trees (Red Maple, Willow Oak, Baldcypress), 30% understorey trees (American Holly, Wax Myrtle). See above for quantities. Plant material available from Environmental Concern, Inc in St. Michaels, Maryland (410-745-0620), or other approved nurseries.		
Subtotal = \$6,471.00									



**LEGEND**

- DENOTES POINT
- DENOTES SOILS BOUNDARY
- DENOTES PROTECTIVE FENCING/SIGNAGE
- DENOTES EXISTING FOREST MARGIN

**FOREST CONSERVATION SITE STOCKING TABLE**

Size	Number Required per Acre	Approximate Spacing, feet on center	Survivability Requirement At the end of the growing season
Bare Root Seedlings or Whips	700	8ft	55%
Container Green Seedling Tubes (Minimum Quality Width 1.5")	450	10x10	65%
Container Green 1.2, 3, 5 gallon or 1+ gallon	350	12x12	75%
Container Green 5.7 gallon or 1+ gallon Colper 889	200	16x16	85%
Container Green 15.25 gallon or 1.5+ gallon Colper 889	100	20x20	100%

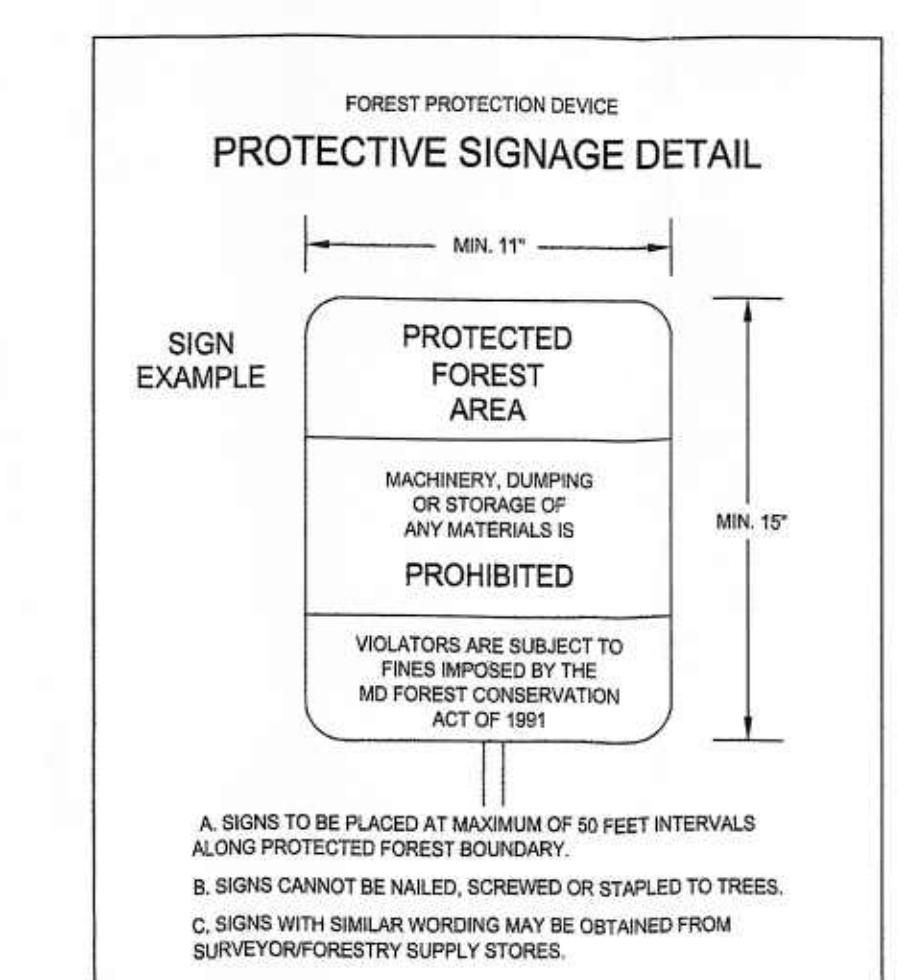
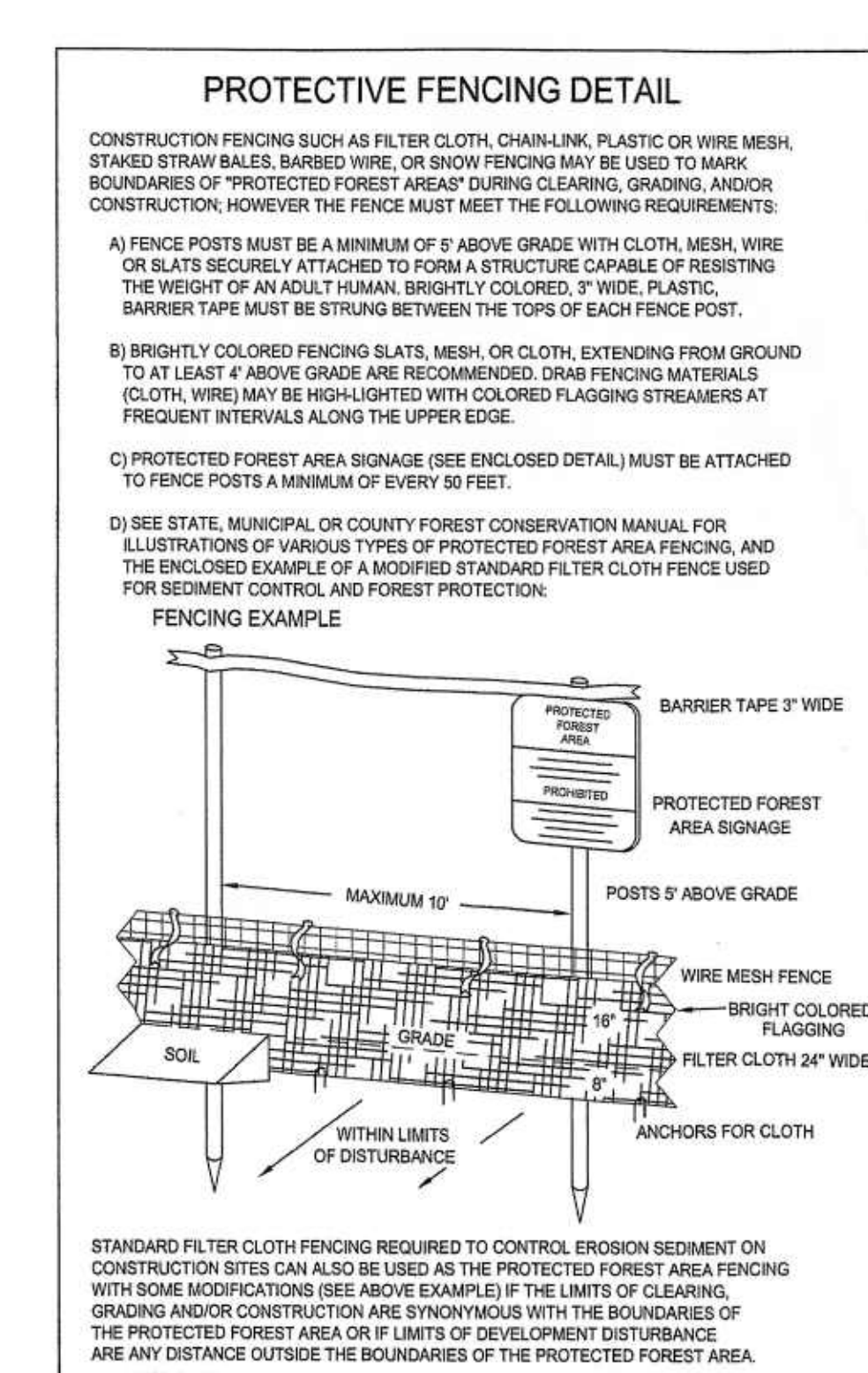
Notes:  
1. These stocking and survival requirements are the minimum numbers estimated to meet the definition of forest from bare land.  
2. In certain circumstances, any combination of the above mentioned stocking options, dry seeding, tree shelters, transplants, and/or natural regeneration may be appropriate strategies to fulfill the requirements on an approved FCP. They will be evaluated on a case-by-case basis by the approving authority.  
3. Spacing does not imply that trees must be planted in a grid pattern.

**CRITICAL AREA AFFORESTATION AREA = 2.029 AC.±\***

Line	Bearing	Length
L1	N59° 09' 11"W	87.38'
L2	N19° 40' 25"W	118.88'
L3	N11° 01' 45"E	206.64'
L4	S74° 55' 29"E	310.40'
L5	S18° 04' 05"W	307.76'
L6	N83° 54' 34"W	129.49'

**FOREST CONSERVATION AFFORESTATION AREA = 1.011 AC.±\***

Line	Bearing	Length
L4	N74° 55' 29"W	310.40'
L7	N17° 09' 39"E	142.38'
L8	S75° 45' 50"E	299.49'
L9	S12° 49' 32"W	146.80'



**OWNER/DEVELOPER**  
QUEEN ANNE'S COUNTY  
BOARD OF EDUCATION  
202 CHESTERFIELD AVENUE  
CENTREVILLE, MARYLAND 21617

**ENGINEER/SURVEY**  
McCRONE, INC.  
207 N. LIBERTY STREET  
CENTREVILLE, MARYLAND 21617  
PHONE: (410) 758-2237

SOIL CONSERVATION SERVICE      NATURAL RESOURCES CONSERVATION SERVICES

QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS

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**Gilbert Architects Inc.**  
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800 North Chanticleer Street  
P.O. Box 10117 - F 717 302 3023  
100 South Broad Street, Suite A  
Millersville, DE 19069  
F 302 424 2222, F 302 443 2400

**LANDSCAPE ARCHITECT**  
LICENSE NO. 028  
STATE OF MARYLAND  
5-14-19

**OFFSITE AFFORESTATION - FOREST CONSERVATION AND CRITICAL AREA**  
FCP#04-07-02-2003C

**MODERNIZATION AND EXPANSION TO:  
KENT ISLAND ELEMENTARY SCHOOL  
QUEEN ANNE'S COUNTY PUBLIC SCHOOLS  
KENT ISLAND, STEVENSVILLE, MD 21666**

REVISION DATE(S)  
03/07/07 STAC COMMENTS  
05/11/07 STAC COMMENTS

DRAWN BY: LAS  
CAD NO.:  
PROJECT NO.: D1060039  
SHEET NO.:  
DATE: 4/30/2007

**C18.1**

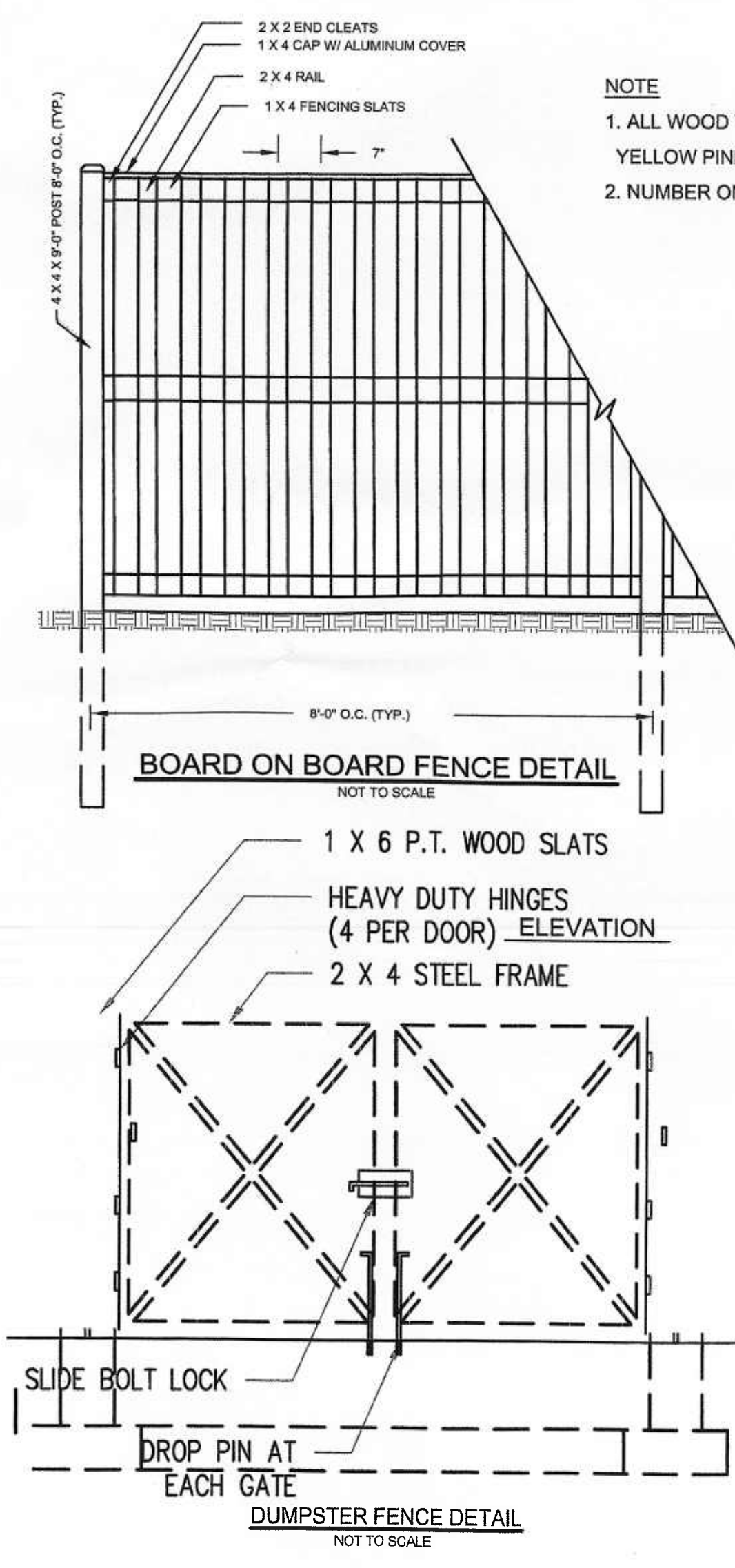






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PLOTTED: Jun 04, 2007 - 4:47pm



**NOTE**

- ALL WOOD TO BE PRESSURE TREATED YELLOW PINE
- NUMBER ONE LUMBER

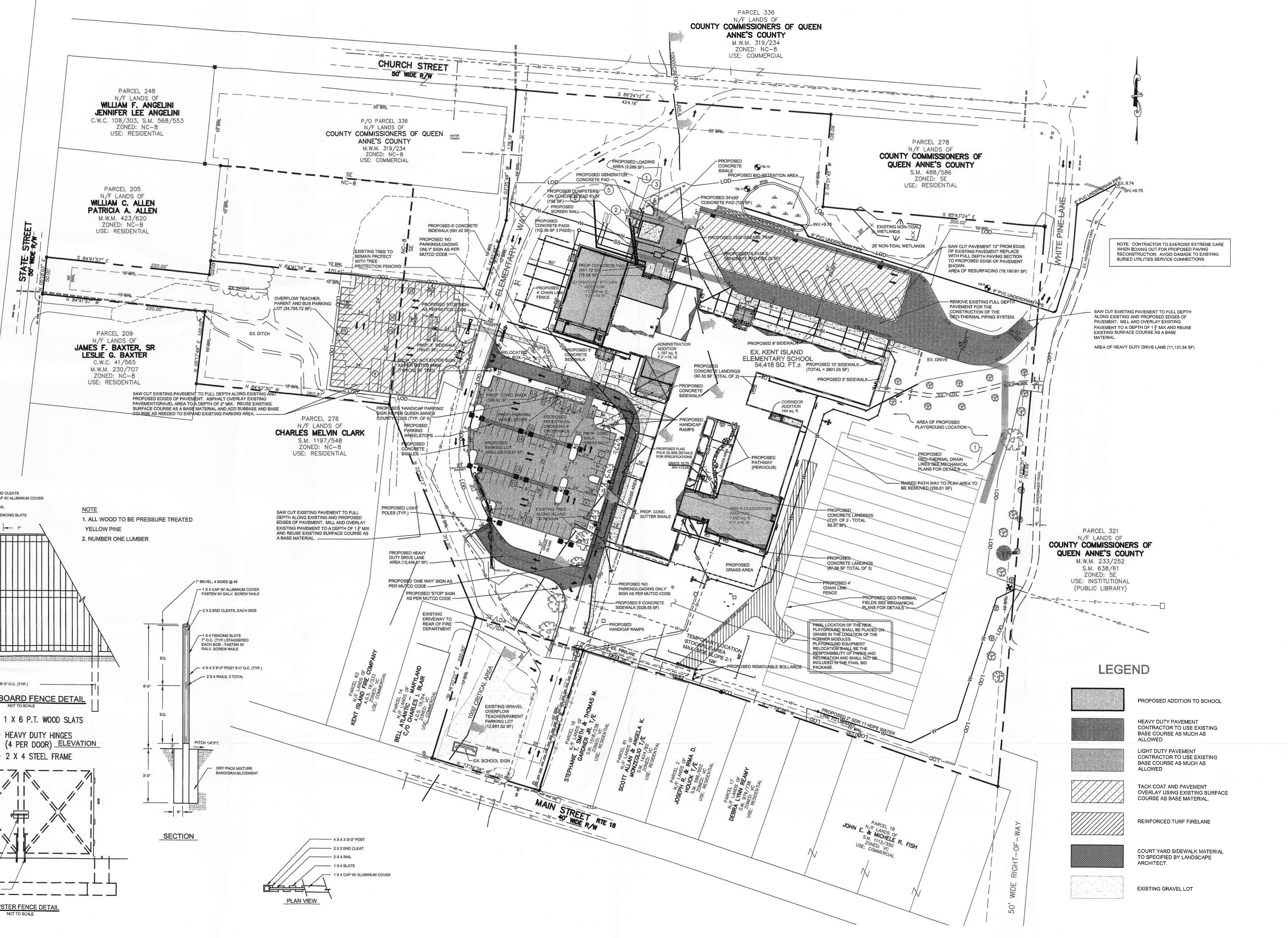
SAW CUT EXISTING PAVEMENT TO FULL DEPTH ALONG EXISTING AND PROPOSED EDGES OF PAVEMENT. ASPHALT OVERLAY EXISTING PAVEMENT GRAVEL AREA TO A DEPTH OF 2" MIN. REUSE EXISTING SURFACE COURSE AS A BASE MATERIAL AND ADD SUBBASE AND BASE COURSE AS NEEDED TO EXPAND EXISTING PARKING AREA.

SAW CUT EXISTING PAVEMENT TO FULL DEPTH ALONG EXISTING AND PROPOSED EDGES OF PAVEMENT. MILL AND OVERLAY EXISTING PAVEMENT TO A DEPTH OF 1" MIN AND REUSE EXISTING SURFACE COURSE AS A BASE MATERIAL.

NOTE: CONTRACTOR TO EXERCISE EXTREME CARE WHEN BOXING OUT FOR PROPOSED PAVING RECONSTRUCTION. AVOID DAMAGE TO EXISTING BURIED UTILITIES SERVICE CONNECTIONS.

SAW CUT EXISTING PAVEMENT TO FULL DEPTH ALONG EXISTING AND PROPOSED EDGES OF PAVEMENT. MILL AND OVERLAY EXISTING PAVEMENT TO A DEPTH OF 1" MIN AND REUSE EXISTING SURFACE COURSE AS A BASE MATERIAL.

AREA OF HEAVY DUTY DRIVE LANE (1,131.54 SF)



**MICRONE**  
6/15/07

**Gilbert Architects, Inc.**  
1005 Lee Circle, Suite 400  
Owens Mills, MD 21117  
P: 410.336.8808 F: 410.354.8802  
1000 North Street  
Lanham, MD 20655  
P: 717.291.1077 F: 717.392.8823  
100 South Broad Street, Suite A  
P.O. Box 449-2492 F: 302.483.2493

**FINAL SITE PLAN**  
MODERNIZATION AND EXPANSION TO:  
**KENT ISLAND ELEMENTARY SCHOOL**  
QUEEN ANNE'S COUNTY PUBLIC SCHOOLS  
KENT ISLAND, STEVENSVILLE, MD 21666

REVISION DATE(S)  
03/07/07 STAC COMMENTS  
05/11/07 STAC COMMENTS

DRAWN BY: **MRL**  
CAD NO.:  
PROJECT NO.: **0638**  
SHEET NO.: **D106007**

**07.1**

DATE: **6/14/2007**



# PRELIMINARY CONSTRUCTION DRAWINGS FOR KENT ISLAND ELEMENTARY SCHOOL

4TH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND  
TAX MAP #56, GRID #06, PARCEL #45

PREPARED FOR: QUEEN ANNE'S COUNTY BOARD OF EDUCATION

## SITE CALCULATIONS

### NOTES:

- NO EROSION HAZARDS ARE SHOWN ON THIS SITE PER THE OCTOBER 2004 CRITICAL AREA ASSESSMENT.
- NO STEEP SLOPES EXIST ON THIS SITE PER A FIELD RUN TOPOGRAPHIC AND WETLANDS SURVEY BY MICRONE, INC. ON 02/06.
- THERE ARE NO STREAMS NOR STREAM BUFFERS ON THIS SITE.
- NO DISTURBANCE TO THE WOODLANDS APPLY TO THIS SITE.
- ESTIMATED PROPOSED DISTURBED AREA = 10.07 AC.

## PURPOSE AND INTENT STATEMENT

THE PURPOSE OF THIS PLAN IS TO OBTAIN PLANNING COMMISSION AND PERMIT APPROVALS FOR THE RENOVATION AND EXPANSION OF THE KENT ISLAND ELEMENTARY SCHOOL. CONSTRUCTION IS SCHEDULED TO OCCUR BEGINNING IN JULY 2007.

## PUBLIC SERVICE WAIVER

A PUBLIC SERVICE WAIVER HAS BEEN REQUESTED IN ACCORDANCE WITH CHAPTER 18-150 TO ALLOW THE BUILDING HEIGHT (22'-6") AND FLOOR AREA RATION OF 27.2%.

## STORMWATER MANAGEMENT ANALYSIS

THE SITE CONSISTS OF 15.342 ACRES, MORE OR LESS, BETWEEN MAIN STREET (MD. RT. 19) ALONG ELEMENTARY WAY AND CHURCH STREET IN STEVENSVILLE. THIS SITE IS CURRENTLY THE KENT ISLAND ELEMENTARY SCHOOL, AND IS CURRENTLY ACTIVE. THE EXISTING IMPERVIOUS AREA ON SITE IS 5.533 ACRES, MORE OR LESS. THE PROPOSED MODIFICATIONS TO THE SITE INCLUDES ADDITIONS TO THE MAIN SCHOOL, TOTAL RENOVATIONS TO THE EXISTING BUILDING, A RECONFIGURED PARKING LOT, UPGRADED PLAYGROUNDS AND A GEO-THERMAL WELL FIELD.

THE SITE CURRENTLY DRAINS IN THREE DIRECTIONS. THE FRONT OF THE SCHOOL (WEST SIDE OF SCHOOL) DRAINS SOUTH TO AN EXISTING DITCH WHICH RUNS ALONG ELEMENTARY WAY TOWARDS A CULVERT WHICH DRAINS UNDER ELEMENTARY WAY FROM THERE IT DRAINS SOUTH OFFSITE TOWARD MAIN STREET (MD. RT. 19) INTO A CLOSED SYSTEM. THE REAR OF THE SCHOOL (EAST SIDE) DRAINS EAST ACROSS THE OPEN FIELD INTO A SLOTTED SWALE WHICH RUNS SOUTHERLY AND EVENTUALLY DRAINS INTO COX CREEK. LASTLY THE NORTHERN SECTION OF THE SCHOOL (THE BUS LOOP AREA) DRAINS EAST INTO A SMALL SWALE WHICH RUNS NORTH ALONG WHITE PINE LANE AND INTO A CULVERT WHICH IS LOCATED UNDER WHITE PINE LANE AND EVENTUALLY DISCHARGES INTO COX CREEK.

THE PROPOSED SCHOOL ADDITIONS AND RENOVATED PARKING LOT HAVE BEEN GRADED TO DRAIN PRIMARILY IN THE SAME DIRECTIONS AS THE EXISTING FLOW PATTERNS WITH THE EXCEPTION OF THE AREA NORTH EAST OF THE BUS LOOP. A BIO-RETENTION POND IS PROPOSED TO PROVIDE WATER QUALITY MANAGEMENT FOR 20 PERCENT OF THE EXISTING IMPERVIOUS AREA. THE BIO-RETENTION POND WILL EVENTUALLY DISCHARGE INTO THE EXISTING SWALE LOCATED ALONG WHITE PINE LANE THROUGH THE EXISTING CULVERT AND EVENTUALLY DISCHARGE INTO COX CREEK.

## WOODLAND MITIGATION CALCULATIONS

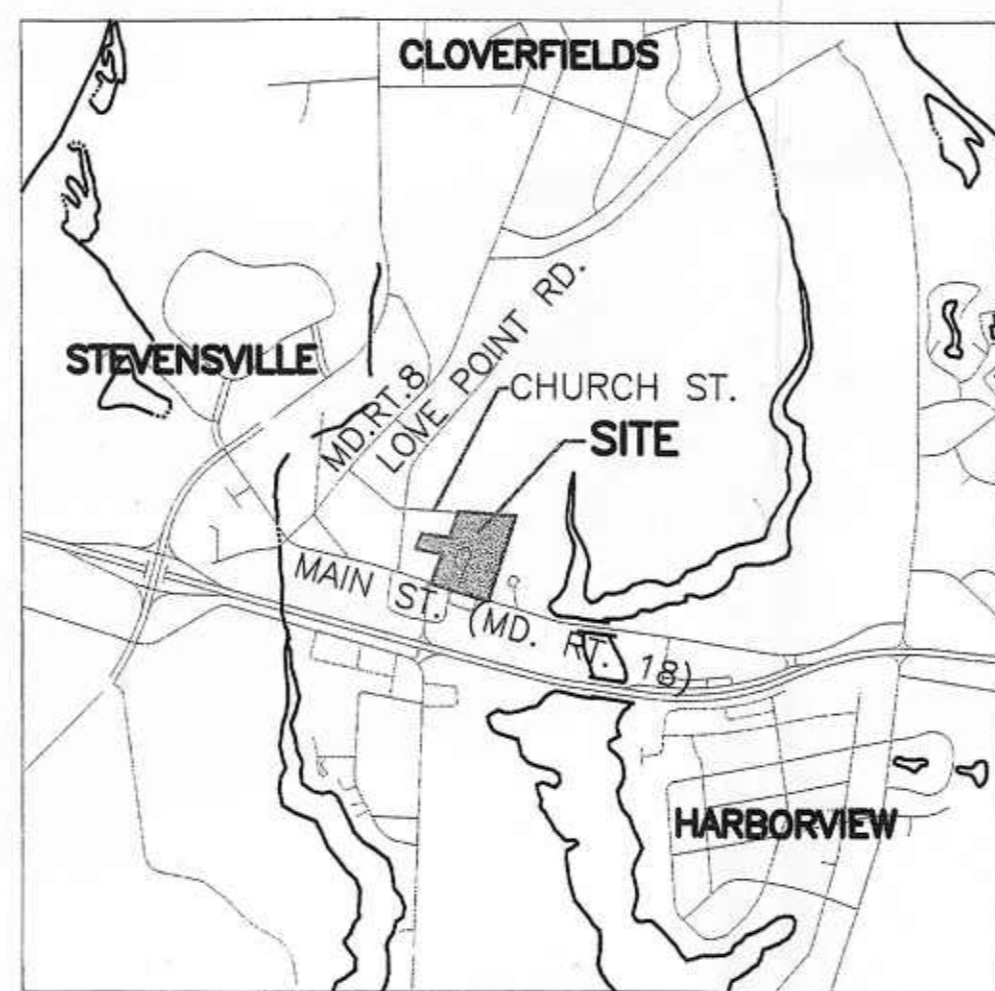
AREA OF THE SITE	=	15.342 AC.
AREA OF WOODLAND (EXISTING)	=	0.010 AC.
20% OF EXISTING FOREST	=	0.015 AC.
AREA OF WOODLAND TO BE CLEARED	=	0.000 AC.
AREA OF REQUIRED REFORESTATION AT 1:1	=	0.000 AC.

## PARKING CALCULATIONS

EXISTING SPACES	=	45 SPACES
TOTAL SPACES REQUIRED:		
63 TEACHERS AND STAFF MEMBERS (1 SP PER STAFF)	=	63 SPACES
32 CLASSROOMS (1 SP PER EVERY 2 CLASSROOMS)	=	16 SPACES
TOTAL SPACES REQUIRED	=	79 SPACES
TOTAL SPACES PROVIDED	=	149 SPACES
TOTAL HANDICAP SPACES REQUIRED	=	5 SPACES
TOTAL HANDICAP SPACES (CAR) PROVIDED	=	7 SPACES
TOTAL HANDICAP SPACE (VAN) PROVIDED	=	1 SPACES

## SITE TABULATIONS

	PARCEL 45 UPLAND		PARCEL 45 NC-8 (UPLAND)		PARCEL 45 (UPLAND)		PARCEL 45 SE (UPLAND)		PARCEL 45 (SE) CRITICAL AREA (LDA)		PARCEL 45 (VC) CRITICAL AREA (IDA)		PARCEL 45 CRITICAL AREA TOTALS		PARCEL 45 TOTALS	
	sq. ft.	AC +/-	sq. ft.	AC +/-	sq. ft.	AC +/-	sq. ft.	AC +/-	sq. ft.	AC +/-	sq. ft.	AC +/-	sq. ft.	AC +/-	sq. ft.	AC +/-
<b>Grass Site Area =</b>	256,348.7	5.882 AC +/-	56,321.2	1.27 AC +/-	7,971.6	0.182 AC +/-	192,766.0	4.409 AC +/-	360,994.6	8.276 AC +/-	21,954.2	0.504 AC +/-	412,368.8	9.48 AC +/-	689,297.5	15.342 AC +/-
<b>Area within Bufferlands</b>	359.9	0.008 AC +/-	0.0	0.0 AC +/-	359.9	0.008 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	359.9	0.008 AC +/-
<b>Area within 100-yr. Floodplain</b>	603.0	0.014 AC +/-	0.0	0.0 AC +/-	603.0	0.014 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	603.0	0.014 AC +/-
<b>Area within Forest</b>	3,049.2	0.070 AC +/-	3,049.2	0.070 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	3,049.2	0.070 AC +/-
<b>Required Forest Protection</b>	1,624.3	0.037 AC +/-	0.0	0.0 AC +/-	1,624.3	0.037 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	1,624.3	0.037 AC +/-
<b>Total Resource Protection lands</b>	2,189.4	0.051 AC +/-	0.0	0.0 AC +/-	2,189.4	0.051 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	2,189.4	0.051 AC +/-
<b>Base Site Area</b>	<b>253,160.3</b>	<b>5.812 AC +/-</b>	<b>53,491.7</b>	<b>1.228 AC +/-</b>	<b>7,612.6</b>	<b>0.175 AC +/-</b>	<b>192,666.0</b>	<b>4.409 AC +/-</b>	<b>360,418.6</b>	<b>8.276 AC +/-</b>	<b>20,849.9</b>	<b>0.46 AC +/-</b>	<b>402,523.6</b>	<b>9.24 AC +/-</b>	<b>655,693.9</b>	<b>15.052 AC +/-</b>
<b>Maximum Floor Area Allowed (0.5, (1 SB)</b>	75,948.1	1.759 AC +/-	16,047.9	0.368 AC +/-	2,293.9	0.052 AC +/-	192,666.0	4.409 AC +/-	360,418.6	8.276 AC +/-	20,849.9	0.46 AC +/-	402,523.6	9.24 AC +/-	655,693.9	15.052 AC +/-
<b>Existing Floor Area</b>	39,571.1	0.912 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	39,571.1	0.912 AC +/-
<b>Existing Floor Area to be Removed</b>	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-
<b>Proposed Floor Area</b>	12,215.0	0.28 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	12,215.0	0.28 AC +/-
<b>Total Proposed Floor Area</b>	52,186.1	1.192 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	52,186.1	1.192 AC +/-
<b>Maximum Impervious Area Allowed (50%)</b>	126,580.1	2.856 AC +/-	26,745.8	0.614 AC +/-	3,806.3	0.086 AC +/-	96,333.0	2.175 AC +/-	180,209.3	4.128 AC +/-	10,424.9	0.236 AC +/-	190,634.2	4.364 AC +/-	296,859.2	6.718 AC +/-
<b>Existing Impervious Area within Bufferlands</b>	4,323.1	0.098 AC +/-	0.0	0.0 AC +/-	4,323.1	0.098 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	4,323.1	0.098 AC +/-
<b>Existing Impervious Area within Floodplain</b>	7,252.3	0.165 AC +/-	0.0	0.0 AC +/-	7,252.3	0.165 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	7,252.3	0.165 AC +/-
<b>Existing Impervious Area on Site</b>	159,836.6	3.639 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	159,836.6	3.639 AC +/-
<b>Existing Impervious Area to be Removed</b>	37,448.4	0.858 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	37,448.4	0.858 AC +/-
<b>Proposed Impervious Area on Site</b>	29,219.3	0.672 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	29,219.3	0.672 AC +/-
<b>Total Proposed Impervious Area</b>	58,438.7	1.344 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	0.0	0.0 AC +/-	58,438.7	1.344 AC +/-
<b>Existing Landscape Area (TOTAL LOT AREA MINUS EXIST. IMPERV.)</b>	146,613.1	3.363 AC +/-	44,819.3	1.029 AC +/-	3,438.4	0.079 AC +/-	92,966.6	2.125 AC +/-	279,998.6	6.359 AC +/-	379.1	0.008 AC +/-	280,377.7	6.447 AC +/-	427,900.8	9.809 AC +/-
<b>REQUIRED LANDSCAPE AREA</b>	16,667.3	0.383 AC +/-	29,976.4	0.693 AC +/-	2,642.7	0.061 AC +/-	6,666.6	0.153 AC +/-	13,333.2	0.306 AC +/-	3,333.4	0.080 AC +/-	16,666.6	0.383 AC +/-	29,976.4	0.693 AC +/-
<b>PROPOSED Landscape Area (TOTAL LOT AREA MINUS PROP. IMPERV.)</b>	154,443.9	3.588 AC +/-	44,819.3	1.029 AC +/-	3,438.4	0.079 AC +/-	92,966.6	2.125 AC +/-	279,998.6	6.359 AC +/-	379.1	0.008 AC +/-	280,377.7	6.447 AC +/-	427,900.8	9.809 AC +/-



- ### LEGEND
- C1.1 COVER SHEET
  - C2.1 EXISTING CONDITIONS PLAN
  - C3.1 PRE-CONSTRUCTION PHASE PLAN
  - C4.1 PHASE 1 DEMOLITION PLAN
  - C5.1 PHASE 2 DEMOLITION PLAN
  - C6.1 PHASE 3 DEMOLITION PLAN
  - C7.1 FINAL SITE PLAN
  - C8.1 FINAL GRADING PLAN
  - C9.1 SEDIMENT CONTROL PLAN
  - C10.1 UTILITY PLAN
  - C11.1 SEDIMENT DETAILS
  - C12.1 SITE DETAILS
  - C13.1 SITE DETAILS AND UTILITY PROFILES
  - C14.1 ROOF DRAIN PLAN
  - C15.1 BIO-RETENTION PLAN AND DETAILS
  - C16.1 LANDSCAPE PLAN
  - C17.1 SIMPLIFIED FOREST STAND DELINEATION PLAN
  - C18.1 OFFSITE AFFORESTATION - FOREST CONSERVATION AND CRITICAL AREA

## PLANNING DEPARTMENT 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\_\_.

FRANK FROHN, CHAIRMAN OF PLANNING COMMISSION  
M.A.S.P. # CH-07-02-0003-C

## LEGEND

- |                                      |            |                  |
|--------------------------------------|------------|------------------|
| PROPERTY LINE                        | ---        | ---              |
| EASEMENT LINE                        | ---        | ---              |
| ZONING LINE                          | ---        | NC-8 SE          |
| 100' CRITICAL AREA LINE              | ---        | ---              |
| SETBACK LINE                         | ---        | ---              |
| DRAINAGE SWALE (LOCATED)             | ---        | ---              |
| R.O.W. LINE                          | ---        | ---              |
| PROPERTY CORNER (TYPE NOT SPECIFIED) | o          | o                |
| IRON ROD FOUND                       | IRF o      | IRS o            |
| CAPPED PIN FOUND                     | CPF o      | CPS o            |
| CONCRETE MONUMENT FOUND              | CMF o      | CMS o            |
| IRON PIPE FOUND                      | IPF o      | IPS o            |
| SPOT ELEV. LABEL                     | x 100.01   | x 100.01         |
| MAJOR CONTOUR                        | --- 25 --- | --- 25 ---       |
| EDGE OF CONCRETE                     | ---        | ---              |
| EDGE OF PAVEMENT                     | ---        | ---              |
| EDGE OF GRAVEL                       | ---        | ---              |
| PAINT STRIPE                         | ---        | ---              |
| GUARD RAIL                           | ---        | ---              |
| CURB                                 | ---        | ---              |
| CONCRETE HATCH                       | ---        | ---              |
| BUILDING OUTLINE                     | ---        | ---              |
| BUILDING SOLID FILL                  | ---        | ---              |
| SIDEWALK                             | ---        | ---              |
| SIDEWALK HATCH                       | ---        | ---              |
| FENCE LINE                           | ---        | ---              |
| BOLLARD                              | ---        | ---              |
| SIGN                                 | ---        | ---              |
| SOIL BORING                          | ---        | ---              |
| FLAG POLE                            | ---        | ---              |
| EDGE OF MARSHWETLAND                 | ---        | ---              |
| WETLAND HATCH                        | ---        | ---              |
| WETLAND BUFFER                       | ---        | ---              |
| EDGE OF DITCH                        | ---        | ---              |
| WOODLINE                             | ---        | N/A THIS PROJECT |
| STORM MANHOLE                        | ---        | ---              |
| CATCH BASIN                          | ---        | ---              |
| CURB INLET                           | ---        | ---              |
| YARD INLET                           | ---        | ---              |
| STORM CLEANOUT                       | ---        | ---              |
| STORM PIPE                           | ---        | ---              |
| RIP RAP                              | ---        | ---              |
| SANITARY MANHOLE                     | ---        | ---              |
| SANITARY CLEANOUT                    | ---        | ---              |
| SANITARY PIPE                        | ---        | ---              |
| GREASE TRAP                          | ---        | ---              |
| FORCE MAIN                           | ---        | ---              |
| SEPTIC SYSTEM HATCH                  | ---        | ---              |
| WATER MANHOLE                        | ---        | ---              |
| WATER VALVE                          | ---        | ---              |
| WATER METER                          | ---        | ---              |
| WATER PIPE                           | ---        | ---              |
| FIRE HYDRANT                         | ---        | ---              |
| WATER WITNESS POST                   | ---        | ---              |
| WELL                                 | ---        | ---              |
| OVERHEAD ELECTRIC                    | ---        | ---              |
| UNDERGROUND ELECTRIC                 | ---        | ---              |
| UTILITY POLE                         | ---        | ---              |
| LIGHT POLE                           | ---        | ---              |
| ROCK OUTLET PROTECTION               | ---        | ---              |
| SILT FENCE                           | ---        | ---              |
| STANDARD INLET PROTECTION            | ---        | ---              |
| AT GRADE INLET PROTECTION            | ---        | ---              |
| CURB INLET PROTECTION                | ---        | ---              |
| STABILIZED CONSTRUCTION ENTRANCE     | ---        | ---              |
| LIMIT OF DISTURBANCE                 | ---        | ---              |

## GENERAL NOTES

- PROPERTY LOCATED ON TAX MAP 56, GRID 06, PARCEL 45
- CROSS AREA OF SITE = 15.342 AC +/-
- BASE SITE AREA IN CRITICAL AREA = 9.240 AC +/- (IN CA)
- BASE SITE AREA IN SE = 13.189 AC +/- (ZONE SE)
- BASE SITE AREA IN NC-8 = 1.228 AC +/- (ZONE NC-8)
- BASE SITE AREA IN VC = 0.635 AC +/- (ZONE VC)
- AREA WITHIN 100 Y. TIDAL FLOODPLAIN = 0.000 AC +/-
- MAXIMUM BUILDING HEIGHT = 30'-0"
- PROPOSED BUILDING HEIGHT = 32'-6"
- FOR DEED REFERENCE SEE TSP212154
- OWNER / DEVELOPER: QUEEN ANNE'S COUNTY BOARD OF EDUCATION, 202 CHESTERFIELD AVENUE, CENTREVILLE, MARYLAND 21617
- THE ZONING CLASSIFICATION IS SE (SUBURBAN ESTATE) NC-8 (NEIGHBORHOOD CONSERVATION) VC (VILLAGE CENTER)
- CURRENT USE: INSTITUTIONAL (PUBLIC SCHOOL)
- THE PROPERTY IS PARTIALLY LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA AND IS TAKEN FROM THE 1972 STATE OF MARYLAND WETLANDS MAP NO. 69 WITH LAND USE DESIGNATIONS OF IDA AND LDA.
- PRIOR TO REQUESTING A CERTIFICATION OF OCCUPANCY, NOTIFY THE QUEEN ANNE'S COUNTY PLANNING OFFICE (410-758-1299), FOREST CONSERVATION COORDINATOR, TO DETERMINE PROTECTIVE DEVICE REMOVAL. FENCING SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED. SIGNAGE AND OTHER PERMANENT PROTECTIVE DEVICES ARE TO REMAIN IN PERPETUITY.
- THE QUEEN ANNE'S COUNTY OFFICE OF PLANNING AND ZONING RESERVES THE RIGHT TO INSPECT THE FOREST CONSERVATION AREAS AT ANY FUTURE DATE, WITH PRE-NOTIFICATION OF THE PROPERTY OWNER OR THEIR REPRESENTATIVE, AND TO ENFORCE THE PROVISIONS OF THE PLANTING AGREEMENT AND/OR THE LONG TERM PROTECTIVE DEED OF FOREST CONSERVATION EASEMENT AT ANY TIME.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD HAZARD ZONE C AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 24 0054 0038 C DATED: JUNE 16, 1992.
- APPROVALS REQUIRED AND COUNTY AGENCY LISTINGS:
  - MARYLAND DEPARTMENT OF ENVIRONMENT - 410-201-4020
  - QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS - 410-758-0920
  - U.S.D.A. NATURAL RESOURCES CONSERVATION SERVICE (SCD) - 410-758-1671
  - DELMARVA POWER - 1-800-375-1117
  - MISS UTILITY - 1-800-441-8355
  - VERIZON - 410-778-8010
  - MESA - 410-758-0700
  - QUEEN ANNE'S COUNTY SANITARY DISTRICT - 410-643-3535
- PERMETER BOUNDARY INFORMATION SHOWN HEREON IS FROM BOUNDARY SURVEY OF PART OF AN ADMINISTRATIVE SUBDIVISION PLAT DATED JANUARY 23, 2006 RECORDED IN THE LAND RECORDS OF QUEEN ANNE'S COUNTY IN PLAT BOOK LIBER 317, FOLIO 319 PREPARED BY MICRONE, INC.
- CONTOURS SHOWN HEREON ARE BASED ON A FIELD SURVEY AUG. 2006 AND SEPT. 2006 BY MICRONE, INC.
- TIDAL/INTERTIDAL WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY ENVIRONMENTAL REGULATIONS CONSULTANT ON NOVEMBER 1, 2006 AND FIELD LOCATED BY MICRONE, INC. NOV. 15, 2006.
- WOODLANDS SHOWN HEREON ARE TAKEN FROM A FIELD SURVEY SEPT. 2006 BY MICRONE, INC.
- SOILS SHOWN HEREON ARE TAKEN FROM SOIL SURVEY MAP NO. 56 OF QUEEN ANNE'S COUNTY. SOILS: CR - Orange-Bell loam, 0-2% slopes MA - Mattaponi-Bellbottom silt, 0-2% slopes UC - Upland-Sassafras loams, 2-17% slopes
- VOLUME REPORT CUT - 1,000 cubic yards FILL - 2,000 cubic yards DIFFERENCE - 1,000 cubic yards (FILL OR CUT) ESTIMATE FOR BONDING PURPOSES ONLY
- TOTAL AREA TO BE DISTURBED FOR NOI PURPOSES 10.09 AC
- ONCE CONSTRUCTION IS COMPLETE, AS-BUILT CERTIFICATION SHALL BE SUBMITTED BY EITHER A PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MARYLAND TO ENSURE THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH THE SPECIFICATIONS CONTAINED AND APPROVED PLANS.
- THE DEVELOPER SHALL COORDINATE WITH THE COUNTY TO SCHEDULE INSTALLATION OF ALL NECESSARY ROADWAY SAFETY SIGNAGE AND ROAD NAME BLADES. SIGNAGE SHALL BE INSTALLED AT THE START OF CONSTRUCTION AND MAINTAINED BY THE COUNTY THROUGHOUT THE COMPLETION OF THE WORK AT THE EXPENSE OF THE DEVELOPER.
- TRENCHES SHALL NOT REMAIN OPEN OVER NIGHT. IF IT IS NECESSARY FOR THE 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. CONSTRUCTION SHALL NOT IMPIDE DROP OFF OR PICK-UP TIMES FOR STUDENTS.
- 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 GAS, ELECTRIC, FIBER OPTIC AND TELEPHONE LINES. THIS SHALL BE DONE AS PART OF THE CONTRACT FOR THE WORK SHOWN IN THE DRAWINGS. TEST PITTING IS REQUIRED IN ALL POTENTIAL WATER AND SEWER CONFLICTS.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH QUEEN ANNE'S COUNTY ENGINEERS AND OTHER INVOLVED PARTIES AT LEAST TWO (2) WEEKS BEFORE CONSTRUCTION.
- THIS SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.

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 (IE NUTS, BOLTS, WASHERS, RESTRAINING RODS, ETC) SHALL BE 316 STAINLESS STEEL. CONTRACTOR IS TO REPLACE ANY PLAIN OR GALVANIZED STEEL HARDWARE SUPPLIED BY THE MANUFACTURER, INCLUDING BONNET BOLTS ON DIVISION VALVE, WITH STAINLESS STEEL.

ALL PVC, PE AND HDPE PIPE, OTHER THAN PIPE RUNS BETWEEN GRAVITY SEWER MANHOLES, SHALL HAVE A CONTINUOUS SINGLE STRAND 5-GAUGE 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.

ALL CONSTRUCTION SHALL BE MARKED FOR THE TRAFFIC AND PEDESTRIAN SAFETY.

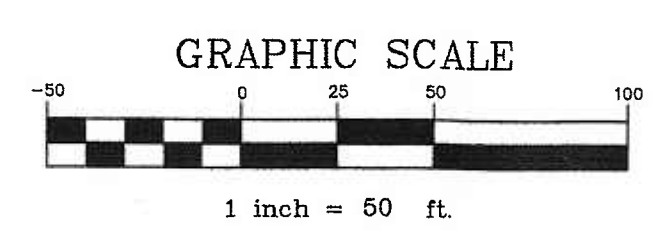
IN ORDER TO AVOID IMPACTS TO THE LEAST TERN COLONY, WE RECOMMEND THAT NO CONSTRUCTION OCCUR ON THIS SITE DURING THE BREEDING SEASON. THE BREEDING SEASON FOR LEAST TERNS IS GENERALLY APRIL 15 THROUGH JULY 31 OF ANY GIVEN YEAR. DURING THE BREEDING SEASON, ALL HUMAN ENTRY ONTO THE ROOFTOP SHOULD BE RESTRICTED TO ONLY THAT ESSENTIAL FOR PROTECTION OF THE COLONY. HUMAN DISTURBANCE OF COLONY SITES THAT RESULTS IN SIGNIFICANT MORTALITY OF EGGS AND/OR CHICKS IS CONSIDERED A PROHIBITED ACT UNDER VARIOUS STATE AND FEDERAL REGULATIONS.

## ENGINEER/SURVEY

MICRONE, INC.  
207 N. LIBERTY STREET  
CENTREVILLE, MARYLAND 21617  
PHONE: (410) 758-2227

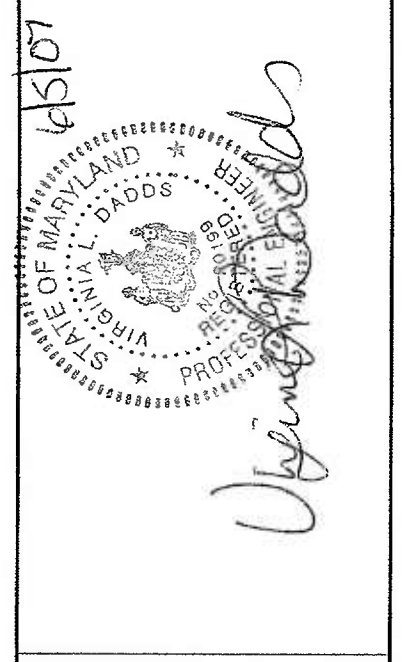


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QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS

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**gilbert**

EXISTING CONDITIONS PLAN  
MODERNIZATION AND EXPANSION TO:  
**KENT ISLAND ELEMENTARY SCHOOL**  
QUEEN ANNE'S COUNTY PUBLIC SCHOOLS  
KENT ISLAND, STEVENSVILLE, MD 21666

REVISION DATE(S)  
03/07/07 STAC COMMENTS  
05/11/07 STAC COMMENTS  
DRAWN BY: MRL  
CAD NO.:  
PROJECT NO.: D1060007  
SHEET NO.:  
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