

QC 461-07 Costlow, Lawrence  
Site Plan 04-07-11-0002

51829-6727

1/27/07 - WJ

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/)

November 27, 2007

Holly Tompkins  
Queen Anne's County  
Department of Land Use, Growth Management and Environment  
160 Coursevall Drive  
Centerville, MD 21617

**Re: MSIP#04-07-11-0002-C; Costlow Site Plan**

Dear Ms. Tompkins:

Thank you for providing the site plan and information on the above referenced project. The applicant proposes to develop a property located in the Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area with a commercial building and parking lot. This office has the following comments.

1. The proposed use of grass channels for stormwater credit has met the Critical Area 10% pollution reduction requirement. Please note that the proposed stormwater management must also meet the criteria for Maryland Department of the Environment (MDE). Please ensure that the calculations are based on the correct for MDE designation of development versus redevelopment. If the applicant has based the calculations on the wrong designation, and the proposed stormwater management system is changed, the applicant must also confirm that the Critical Area 10% requirement is met by the revised plan.
2. Our records indicate that this site is partially within a State Sensitive Species Project Review Area. Please contact the Wildlife and Heritage Service of DNR at (410)260-8573 to determine whether this site requires additional conservation measures. The State Sensitive Species Project Review Areas are Habitat Protection Areas and must meet additional requirements under the County Critical Area Program. Please submit a copy

Holly Tompkins  
November 27, 2007  
Page 2 of 2

of a letter from Wildlife and Heritage Service of DNR regarding the status of this site as a State sensitive species Project Review Area.

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

Sincerely,

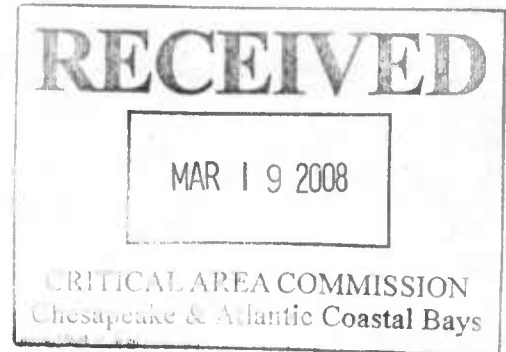


Marshall Johnson  
Natural Resources Planner

cc: QC 461-07



Davis, Moore, Shearon, & Associates, LLC



March 17, 2008

Ms. LeeAnne Chandler, Science Adviser  
Critical Area Commission for the  
Chesapeake & Atlantic Coastal Bays  
1804 West Street  
Annapolis, MD 21401

**RE: RESUBMITTAL OF SITE PLANS FOR PROPOSED OFFICE BUILDING  
FOR LUNDBERG BUILDERS LANDS OF COSTLOW MAIN STREET  
STEVENSVILLE, MISP #04-07-11-0002C, DMS & ASSOCIATES JOB  
#2007048**

Dear LeeAnne:

I would like to take the opportunity to explain the stormwater management design as it relates to the above referenced project and give our interpretation of the Maryland Department of the Environment Stormwater Management Design Manual as it relates to the use of stormwater management grassed channel credits.

The site as you are aware has been designed utilizing two grass channels and one drywell to meet the water quality needs for the site. The proposed parking lot has been designed with a crown in the travelway of the parking lot in order direct the runoff to the grassed channels located on either side of the parking lot to provide more water quality treatment than if we drained the site to a single grassed channel located on one side of the parking lot. It is our opinion that the MDE design standards do not restrict the use of grass channels solely for residential development projects. The only statement made in the design manual is "Grass Channel Credit (in lieu of curb and Gutter)". It is our opinion that there are no specific restrictions for the use grass channels in a commercial development for the purpose of water quality provided that all design criteria listed in chapter 5, page 5.14 of the MDE stormwater design manual are met. The calculations provided in the stormwater management report verify that all requirements for the grass channel have been met for all impervious areas which drain to the proposed grass channels. As outlined in the MDE design manual one of the key calculations is that the velocity in the proposed channel for the 1-inch rainfall event shall not exceed 1.0cfs. The purpose for this velocity requirement is to provide a channel that will allow for runoff to be channeled to a discharge point and allow for infiltration due to the low velocities, in essence reducing the volume of runoff for the 1-inch design storm. It is our opinion that the current design is in compliance with the MDE design manual and is also supported by the Queen Anne's County Department of Public Works staff.

To address your comment related to conversion of the proposed grass channels to dry swales we offer the following. According to figure 3.18 on page 3.43 of the design manual dry swales require at minimum 36-inches of extra depth below the channel invert to outfall the required under drains. Currently our design provides for 1-foot of available depth from the design grade of the edge of pave to the channel invert which would not allow for the redesign of the grassed channels to dry swales. The topographical features of the site and drainage swales/ditches to the rear of the site prohibit construction of the dry swales with under drains. The water quality calculations for this site have been completed to provide for 100 percent of the water quality volume required; therefore the issue of whether the site is classified as "New Development" or "Re-development" is negated by the fact that full water quality is met for the site. If in fact the site is deemed to be "Re-development" Queen Anne's County Stormwater Management Ordinance requires only 20 percent of the existing impervious cover be treated for water quality and 100 percent of any new impervious cover be treated therefore the site would be providing more water quality then required. Due to the small rate of runoff (1.15 cfs) for the site associated with the 2-year 24-hour storm event there are no practical ways to manage this runoff because MDE design criteria mandates that a minimum of a 3-inch lowflow orifice be used when providing quantitative control.

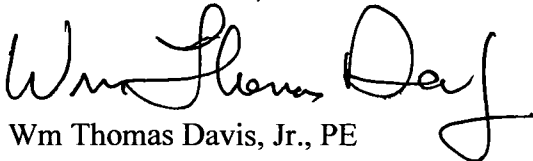
We have calculated the 2 yr storm runoff rate for each of the grassed channels and the 2 yr storm flow rates are 0.34 cfs for the eastern channel and 0.66 cfs for the western channel. With this in mind the release rates for a 3" low flow orifice are typically greater than the approximate 1.0 cfs proposed runoff rate. Historically Queen Anne's County has not required "New development" sites to provide quantitative control measures for runoff rates below 1 cfs due to the inability to practically implement a functional control device.

As previously mentioned it is our opinion that the developed site meets the intent of the Maryland Department of the Environment Stormwater Management Design Manual and we ask that you please consider this explanation and confirm that our current design is adequate to address Critical Areas pollutant removal requirements.

If you should have any questions or would like to discuss this matter further please do not hesitate to call me at (443) 262-9130.

Sincerely,

DMS & Associates, LLC



Wm Thomas Davis, Jr., PE

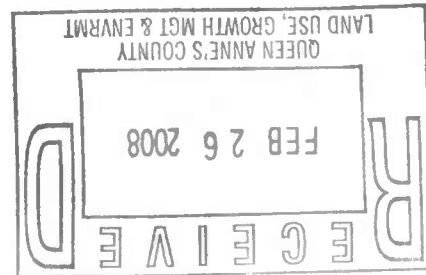
pc: Brad Lundberg, Lundberg Builders

# DMS

Davis, Moore, Shearon, & Associates, LLC

February 26, 2008

Ms. Holly Tompkins, Senior Land Use Planner  
Queen Anne's County Department of Land Use,  
Growth Management and Environment  
160 Coursevall Drive  
Centreville, MD 21617



**RE: RESUBMITTAL OF SITE PLANS FOR PROPOSED OFFICE BUILDING  
FOR LUNDBERG BUILDERS LANDS OF COSTLOW MAIN STREET  
STEVENSVILLE, MISP #04-07-11-0002C, DMS & ASSOCIATES 2007048**

Dear Holly:

The attached plans have been revised and supplemental information is submitted herewith to address comments contained in your letter dated February 2, 2008. We offer the following with respect to the various agency comments.

#### DEPARTMENT OF ENVIRONMENTAL HEALTH

1. The project is to be served with public sewer.
2. A ground water appropriation permit application has been submitted to the MDE.
3. The existing well will be sealed prior to demolition of the existing building.
4. Based on our discussions with the Department of Environmental Health the well location is acceptable due to the fact the existing well is located beneath a structure and the proposed well location is better suited to a connection to public water if public water is extended in front of the property.

#### DEPARTMENT OF PUBLIC WORKS

1. The gravity sewer lateral to the Martin property is shown with a clean out proposed on the property line.
2. The gravity sewer cleanout detail has been added to Sheet C-4.

#### GENERAL COMMENTS

1. So Noted.
2. Our client is in possession of the PWA related to future public water connection.
3. Our client is in possession of the PWA related to sewer allocation.
4. The estimate was previously submitted to the Sanitary District and approved. The surety and fee will be submitted prior to our request for DPW to sign the plans.

## STORMWATER REPORT AND PLAN REVIEW COMMENTS

1. A soil profile is shown on Sheet 2.

## GENERAL COMMENTS

1. So Noted.
2. We will submit the surety and inspection fee prior to our request for DPW signatures.
3. The MIA & stormwater management completion report will be submitted prior to our request for DPW signatures.
4. We will provide information related to the Critical Area Commission approval prior to our request for DPW to sign the plan.
5. We will obtain SCS approval prior to our request for DPW signatures.
6. We will obtain approval from MSHA prior to our request for DPW approval.

## ROADS

1. We have submitted a permit application to MSHA.

## DEPUTY FIRE MARSHALL

1. A swamp analysis and fire flow report will be submitted with the building permit application.
2. The closest fire hydrant is located at the intersection of Main Street and Old Love Point Road.
3. Based on aerial photos we believe that the hydrant exists within 800' of this site.

## HERITAGE COORDINATOR

1. Our client has met with the Heritage Coordinator and LUGM&E staff to review architectural issues. It is our understanding that all issues have been satisfactorily addressed. Specific issues are addressed below in response to LUGME comments.

## RECREATION AND PARKS

1. To date we have not received comments.

## SOIL CONSERVATION SERVICE

1. A formal application was submitted to SCS. We anticipate plans being signed this week.

## CRITICAL AREAS COMMISSION

1. To date we have not received comments.

## STATE HIGHWAY ADMINISTRATION

1. MSHA recommended minor site plan with a condition that a permit for the access be obtained from MSHA. A formal permit and hydraulic review request have been submitted.

DEPARTMENT OF LAND USE, GROWTH MANAGEMENT AND ENVIRONMENT

1. The purpose and intent statement has been maintained as proposed. We have labeled the information related to the Stevensville Historic Village Center Guidelines with a separate header.
2. The proposed floor area is 4,778sf. The site statistics and parking calculations have been revised to be consistent.
3. A Note #11 has been provided and addresses refuse area issues.
4. The building height is 2 ½ stories. The partial third floor area is accounted for in the 4,788sf of office use.
5. The proposed building floor area is less than the 5,000sf of floor area approved for the APFO exemption.
6. Our interpretation of Section 18:1-83.C.(1)(a) is that if offices are included as part of a larger commercial use, then the office floor area is required to provide parking as if it is included in the larger commercial use. This building is solely an office use and we believe that Section 18:1-83.G.(1) applies. We also point out that our client believes that he will need these spaces at certain times for his business. We therefore have maintained the parking calculations and site layout as originally proposed.
7. The spaces proposed are 16.5' in length and the 1.5' of over hang is provided in the 9.2'± of landscape area located to the east side of the site, as indicated.
8. The parking lot landscaping calculations have been revised as directed.
9. The plantings proposed along the west side of the site are arborvitae.
10. The lighting on the building will be typical of a residential structure and we therefore believe that this lighting, that will include a spot light on the rear of the building, will sufficiently light the access points to the building provide a safe and secure site.
11. Note #7 has been revised as directed.
12. Note #16 has been revised as directed. (Formerly Note #15)
13. The easement document will be revised as necessary and recorded in the land records. We will provide your office with a copy of the recorded easement.
14. The spelling error in note #13 has been corrected.
15. The porches have been graphically depicted with a separate hatch pattern.
16. The impervious area calculations on the plan are related only to the Costlow property. We have added the square footage of impervious area affected on the Gibb property. Due to the small size in area of this increase in impervious we believe that this improvement on this property would not be subject to site plan approval.
17. The building has been moved back 5' so that the proposed porch aligns with the Gibb house.
18. The building has been moved to the west such that 5' is provided from the eastern property line. The driveway width has been narrowed accordingly.
19. See #18 above.
20. As per your direction to Mr. Lundberg a wooden split rail fence is proposed along the side property lines to screen the parking lot from the adjacent residential properties.



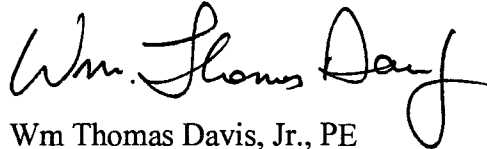
21. This item was discussed at length with Mr. Lundberg at the recent meeting with staff and it is our understanding that the façade will stay virtually the same with the top window being changed to two windows and a vertical divider going up to the roof at the end of the porch.
22. Based on a recent meeting it is our understanding that the proposed gable is acceptable.
23. It is our understanding that supplemental architectural information was provided at the recent meeting with staff.
24. It is our understanding, that with the changes made to these plans as a result of reviews and discussions between LUGM&E staff and Mr. Lundberg, the issues related to the Chester/Stevensville Community Plan have been addressed.

We believe all issues have been addressed. We ask that you please review this information as soon as possible.

If you should have any questions or need additional information please do not hesitate to call me at (443) 262-9130.

Sincerely,

DMS & Associates, LLC



Wm Thomas Davis, Jr., PE

/ljd

Enclosures

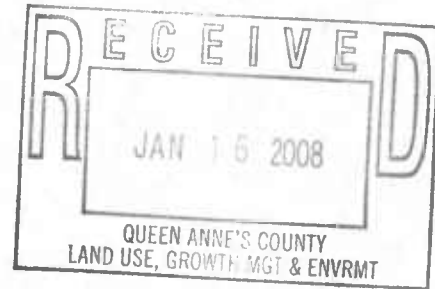
pc: Brad Lundberg, Lundberg Builders

# DMS

Davis, Moore, Shearon, & Associates, LLC

January 16, 2008

Ms. Holly A. Tompkins, Senior Land Use Planner  
Queen Anne's County Department of Land Use,  
Growth Management and Environment  
160 Coursevall Drive  
Centreville, MD 21617



**RE: MINOR SITE PLAN RESUBMITTAL PROPOSED COMMERCIAL OFFICE BUILDING, LANDS OF COSTLOW, MAIN STREET, STEVENSVILLE MISP #04-07-11-0002-C, DMS & ASSOCIATES JOB #2007048**

Dear Holly:

The attached plans have been revised and supplemental information is submitted herewith to address comments contained in your letter dated December 3, 2007. We offer the following with respect to the various agency comments and to address changes requested by our client.

#### CLIENT REQUESTED CHANGES

Based on the initial meeting with Planning and Zoning staff our client was directed that the new building location could be placed such that the face of the new building matched the alignment of the existing porch. Our original plan proposed the new porch to align with the existing porch. The building has been moved forward such that the new building is proposed at the limits of the existing porch.

#### DEPARTMENT OF ENVIRONMENTAL HEALTH

1. The existing well is located beneath the existing deck and is now shown on the plan with a note that it is to be abandoned and sealed. We have shown the location of a proposed well.
2. A groundwater appropriation permit application has been submitted to the MDE.
3. The project is served by public sewer.

#### DEPARTMENT OF PUBLIC WORKS

##### SANITARY DISTRICT

##### PLAN REVIEW COMMENTS

1. The existing valve pit has been labeled as valve pit #A-1-16 and is noted to be replaced. A valve pit detail is now included on Sheet C-4.

#### GENERAL COMMENTS

1. We concur with the need for additional sewer allocation. We have submitted the sewer allocation application and have directed our client to contact the Sanitary District regarding the purchase of the allocation.
2. We have forwarded the e-mail that contained the PWA to our client as relates to the future water connection requirements.

P.O. Box 80 Centreville, MD 21617

Phone: (443) 262-9130

Fax: (443) 262-9148

3. We have forwarded the e-mail that contained the PWA to our client as relates to the purchase of sewer allocation.
4. A construction cost estimate for the valve pit replacement and gravity sewer connection will be submitted directly to the Sanitary District.

#### STORMWATER MANAGEMENT REPORT AND PLAN REVIEW COMMENTS

1. The NRCS and one of the DPW signature blocks has been deleted.
2. A soil profile has been provided indicating the depth to groundwater.

#### GENERAL COMMENTS

1. A construction cost estimate will be submitted directly to the Department of Public Works. Please confirm the surety and inspection fee amounts.
2. We will submit the surety and inspection fee once our client supplies them to us.
3. The phone number of the landowner has been provided.
4. There are no wetlands on this site therefore no need for a wetland permit.
5. We have submitted the plans and stormwater report to the Critical Areas staff.
6. We will obtain SCD signatures prior to our request for DPW signatures.
7. We have submitted an access permit application to MSHA.
8. Based on the topographical survey information the site is not located within the 100 yr flood plan.
9. The plans will be sealed and signed by a PE prior to our request for DPW signatures.

#### ROADS

Offered no comment except as relates to MSHA access requirements. As indicated above we have filed the MSHA access permit application.

We believe all issues have been adequately addressed.

#### HERITAGE COORDINATOR

1. Note #9 has been provided indicating that the house is designated as a historic structure.
2. Our client will provide the necessary information required for the Phase II demolition permit prior to submittal of the demolition permit application. Attached is information submitted to the Maryland Historical Trust.
3. Due to the fact that the structure is in a very bad state of disrepair preservation of the building is not feasible.

#### RECREATION AND PARKS

1. As of this date we have not received any comments.

#### SOIL CONSERVATION SERVICE

1. A formal Sediment and Erosion Control Plan was submitted to SCS.
2. The name and address of the contractor is unknown at this time.
3. The phone number of the landowner is provided.
4. There are no sediment traps proposed.
5. Grassed swales and a dry well are proposed to address stormwater requirements.

CRITICAL AREAS COMMISSION

1. Because the existing impervious surface is less than 15% of the site then this project is considered new development. Therefore the stormwater report and designs are correct as previously submitted.
2. Attached is a letter from DNR Heritage Division that indicates that there are no endangered species or habitats affecting this property.

STATE HIGHWAY ADMINISTRATION

1. An access permit application has been submitted to the MSHA.

DEPARTMENT OF LAND USE, GROWTH MANAGEMENT AND ENVIRONMENT

1. A purpose and intent statement has been provided.
2. The approximate location of the critical area line is shown on the vicinity map.
3. The use is permitted is Section 18:1-31 (C)(1)(h). This has been noted in the site statistics.
4. Adjacent property owners across the street have been shown.
5. The square footage of the structure is shown on each sheet.
6. No outdoor refuse storage will be provided as trash will be collected internally and will be disposed of by a cleaning company.
7. No exterior storage is proposed. A note has been provided.
8. A note #12 has been provided indicating the methods use to address stormwater management requirements.
9. The area of the critical areas is correct as provided in the site statistics.
10. The existing well shown is the well for the adjacent property. The well for the subject site is located beneath the existing deck. It has been shown and has been noted to be abandoned and sealed. The location of a new well has been shown.
11. The existing valve pit and gravity sewer lateral have been shown and labeled.
12. The sanitary sewer district has been provided in note #8.
13. The building height as taken from the architectural drawing is 30'. The note has been revised accordingly.
14. A statement has been provided in the parking calculations indicating that a loading zone is not required.
15. Minimum road frontage requirements are only relevant when a subdivision is proposed. Since this is a site plan application we question the need to supply frontage information.
16. The parking calculations have been revised as directed. The number of spaces has been maintained at 16. The areas of office and storage uses in the building have been adjusted.
17. The number of parking spaces has been provided.
18. The parking spaces have been dimensioned.
19. A stop sign is proposed and is now shown at the entrance to MD RT 18.
20. The parking lot landscaping has been recalculated using 2.5 plant units.
21. The planting proposed are proposed to address SHVC Design Guidelines. There are no forest planting requirements for an IDA site.
22. At this time no signage is proposed.
23. There are not any lights proposed.
24. Visitors to the facility will walk to the building using the paved travel way. A sidewalk is proposed along the front of the building with a connection to the building front.
25. A note #13 has been provided addressing site non conformities.
26. A signature block for the Department of Land Use, Growth Management and Environment has been provided.

27. The soil type is non hydric and note #7 has been expanded accordingly.
28. Attached is a letter from the DNR Heritage Division that indicated that this site is not impacted by endangered species or habitat.
29. There are no woodlands on the site and a note has been provided accordingly.
30. There are no woodlands on this site.
31. We have added a paragraph on sheet C-1 to address compliance with the SHVC Design Guidelines.
32. The duplicate on-site landscaping on Sheet C-3 has been deleted.
33. Attached is a photo of the existing building provided by our client. See comments noted above in response of comments from the Heritage Coordinator. We will submit a separate letter to the Chief of Zoning and Land Use that addresses SHVC Design Guidelines.
34. As a private agreement it is our opinion that Chris Drummond does not need to sign the shared access agreement.

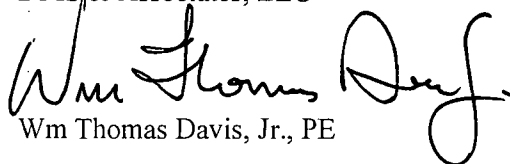
CHESTER-STEVENSVILLE COMMUNITY PLAN

- a. The use of this property was previously a residence. Our client proposes a commercial office building.
  - b. Our client is working with the MD Historical Trust to address Historic Structure issues.
  - c. The site is totally within the Critical Area.
  - d. Sidewalks have been added along the building front.
35. We have reviewed Appendix C of the Chester-Stevensville Community Plan and believe that the site plan and building comply with this plan as supported by the letter addressing the SHVC Design Guidelines.
36. Attached are letters from Delmarva Power and Verizon citing their intention of providing services to the site.

We ask that you please review these revised plans as soon as possible. Should you have any questions or need additional information please do not hesitate to call me at (443) 262-9130.

Sincerely,

DMS & Associates, LLC

  
Wm Thomas Davis, Jr., PE

/ljd

Enclosures

pc: Brad Lundberg, Lundberg Builders

# DMS

Davis, Moore, Shearon, & Associates, LLC

November 6, 2007

Steve Cohoon, Dev. Review Chief  
Dept of Land Use, Growth  
Mgmt, & Environment  
160 Coursevall Drive  
Centreville, MD 21617



**RE: SITE PLAN REVIEW SUBMITTAL FOR PROPOSED OFFICE BUILDING FOR LUNDBERG BUILDERS, LANDS OF COSTLOW, MAIN STREET, STEVENSVILLE, PARCEL 111, TAX MAP 56, DMS & ASSOCIATES JOB #2007048**

Dear Steve:

Attached please find the following information:

- 11 Cover Letters
- 11 Site Plan Review Applications
- 11 Site & Landscape Plans
- 2 Deeds
- 1 Plan Review Fee
- 2 Critical Area Reports
- 2 Stormwater Management Reports
- Adjacent Property Owners Notification
- Utility Letters
- 1 Shared Access Easement

The purpose of this submittal is to initiate the site plan review process for the demolition of the existing residential structure and for a proposed commercial building for the offices of Lundberg Builders with associated access and parking lot.

The building proposed is to be located such that the front of the building is to be located 16.5' from the right of way of Main Street and 3.2' from the Eastern property line. In accord with Section 18:1-31-D-1-a. We request approval of these reduced building restriction lines.

We ask that you process this application as soon as possible. If you should have any questions or need additional information please do not hesitate to call me at (443) 262-9130.

Sincerely,

DMS & Associates, LLC

Wm Thomas Davis, Jr., PE

/ljd

Enclosures

P.O. Box 80 Centreville, MD 21617

Phone: (443) 262-9130

Fax: (443) 262-9148

# WORKSHEET A: Standard Application Process

## Calculate Pollutant Removal Requirments

Project Name: Lawrence Costlow Property, Stevensville

Date: Apr-08

### Step1: Calculate Existing and Proposed Site Impervious

**A: Calculate Percent Imperviousness**

- 1) Site Area within the Critical Area IDA A= 0.314 acres
- 2) Site ImperviousSurface Area, Existing and Proposed  
(See table 4.1 for details)

	(a) Existing (acres)	(b) Proposed (acres)
Roads	<u>0.05</u>	<u>0.159</u>
Parking lots	_____	_____
Driveways	_____	_____
Sidewalks/paths	_____	_____
Rooftops	<u>0.013</u>	<u>0.067</u>
Decks	_____	_____
Swimming pools/ponds	_____	_____
Other	_____	_____
<b>Impervious Surface Area</b>	<u>0.063</u>	<u>0.226</u>
	Channel Credit Area =	<u>0.124</u>
	Total Prop. Impervous=	<u>0.102</u>

3) Imperviousness (I)

Existing Imperviousness, I pre = Impervious Surface area / Site Area  
 = (Step 2a)/ (Step1)  
 = 0.063 / 0.314  
 = 20.06 %

Proposed Imperviousness, I post = Impervious Surface area / Site Area  
 = (Step 2a)/ (Step1)  
 = 0.102 / 0.314  
 = 32.48 %

**B: Define Development Category (circle)**

- 1) New Development: Existing impervious less then 15% I ( Go to step 2A)
- 2) ReDevelopment: Existing impervious of 15% I or more ( Go to step 2B)
- 3) Single Lot residential Development: Single lots being developed or improved; single family residential development; and more than 250 sf of impervious area and associated disturbance ( Go to Section 5, Residential Approach, for detailed criteria and requirments)

Note: All acrages used in this worksheet refers to areas within the IDA of the Critical Area only

**Step2: Calculate the Predevelopment Load (Lpre)**

**A: New Development**

$$L_{pre} = (0.5) (A)$$
$$= (0.5) \times \frac{0}{0} \text{ lbs/year of total phosphorus}$$

Where:

- $L_{pre}$  = Average annual load of total phosphorus exported from the site prior to development (lbs/year)
- 0.5 = Annual total phosphorus load from undeveloped lands (lbs/acre/yr)
- A = Area of the site within the Critical Area IDA (acres)

**B: ReDevelopment:**

- $L_{pre} = (Rv) (C.) (A) (8.16)$
- $Rv = 0.05 + 0.009(I_{pre})$   
 $0.05 + 0.009 \times 20.06 = 0.23$
- $L_{pre}$  = Average annual load of total phosphorus exported from the site prior to development (lbs/year)
- Rv = Run off coefficient, which expresses the fraction of rainfall which is converted to runoff
- $I_{pre}$  = Pre-development (existing) site impervious (i.e., I=75 if the site is 75% impervious)
- C = Flow-weighted mean concentration of the pollutant (total phosphorus) in urban runoff (mg/l) = 0.30 mg/l
- A = Area of the site within the Critical Area IDA (acres)
- 8.16 = Includes regional constants and unit conversion factors



**Step3: Calculate the Post-Development Load (Lpost)**

**A: New Development and Redevelopment:**

$$L_{\text{post}} = (R_v) (C.) (A) (8.16)$$

$$R_v = 0.50 + 0.009 (I_{\text{post}})$$

$$= 0.05 + 0.009 \underline{32.48} = \underline{0.34}$$

$$L_{\text{post}} = 0.34 \times 0.30 \times 0.31 \times 8.16 =$$

$$= \underline{0.263} \text{ lbs/year of total phosphorus}$$

**Where:**

$L_{\text{post}}$  = Average annual load of total phosphorus exported from the site post-development (lbs/year)

$R_v$  = Run off coefficient, which expresses the fraction of rainfall which is converted to runoff

$I_{\text{post}}$  = Post-development (proposed) site impervious (i.e.,  $I=75$  if the site is 75% impervious)

$C$  = Flow-weighted mean concentration of the pollutant (total phosphorus) in urban runoff (mg/l) = 0.30 mg/l

$A$  = Area of the site within the Critical Area IDA (acres)

8.16 = Includes regional constants and unit conversion factors

**Step4: Calculate the Pollutant Removal Requirement (RR)**

$$RR = L_{\text{post}} - (0.90) (L_{\text{pre}})$$

$$= 0.26 - 0.90 \times 0.23 =$$

$$= \underline{0.056} \text{ lbs/year of total phosphorus}$$

**Where:**

$RR$  = Pollutant removal requirement (lbs/year)

$L_{\text{post}}$  = Average annual load of total phosphorus exported from the site prior to development (lbs/year)

$L_{\text{pre}}$  = Average annual load of total phosphorus exported from the site prior to development (lbs/year)

**Step5: Identify Feasible BMP's**

Select BMP Options using the screening matrices provided in the chapter 4 of the 2000 Maryland Stormwater Design Manual. Calculate the load removed for each option.

BMP Type	(Lpost)	<input checked="" type="checkbox"/> (BMP re)	<input checked="" type="checkbox"/> (% DA Served)	=	
Credits		0	0	=	0 (lbs/year)
Bioretention	0.26	50	15.35	=	0.020 (lbs/year)
				=	0 (lbs/year)
				=	0 (lbs/year)
Load Removed, LR (total)				=	0.020 (lbs/year)
Pollutant Removal Required,RR (from step 4)				=	0.056 (lbs/year)

**Where:**

- Load removed, LR = Annual total phosphorus removed By the Proposed BMP's (lbs/year)
- L post = Average annual load of total phosphorus exported from the site prior to development (lbs/year)
- BMP re = BMP removal efficiency for total phosphorus Table 4.8 (%)
- % DA Served = Fraction of the site area with in the critical area IDA served by the BMP(%)
- RR = Pollutant removal requirement (lbs/year)

If the Load Removed is equal to or greater than the Pollutant Removal Required Computed in step 4, then the on-site BMP complies with the 10% Rule.

Has the RR ( pollutant removal requirment) been met?  Yes  No



LANDS N/F OF  
**STEVENVILLE CENTER, LLC**  
M.W.M. 421/136  
ZONED - SHVC  
USE - COMMERCIAL

BASE SITE AREA	
GROSS SITE AREA	= 0.314 acres
NON-CONTIGUOUS LAND	= 0.000 acres
LAND IN CHESAPEAKE BAY CRITICAL AREA	= 0.314 acres
BASE SITE AREA	= 0.314 acres

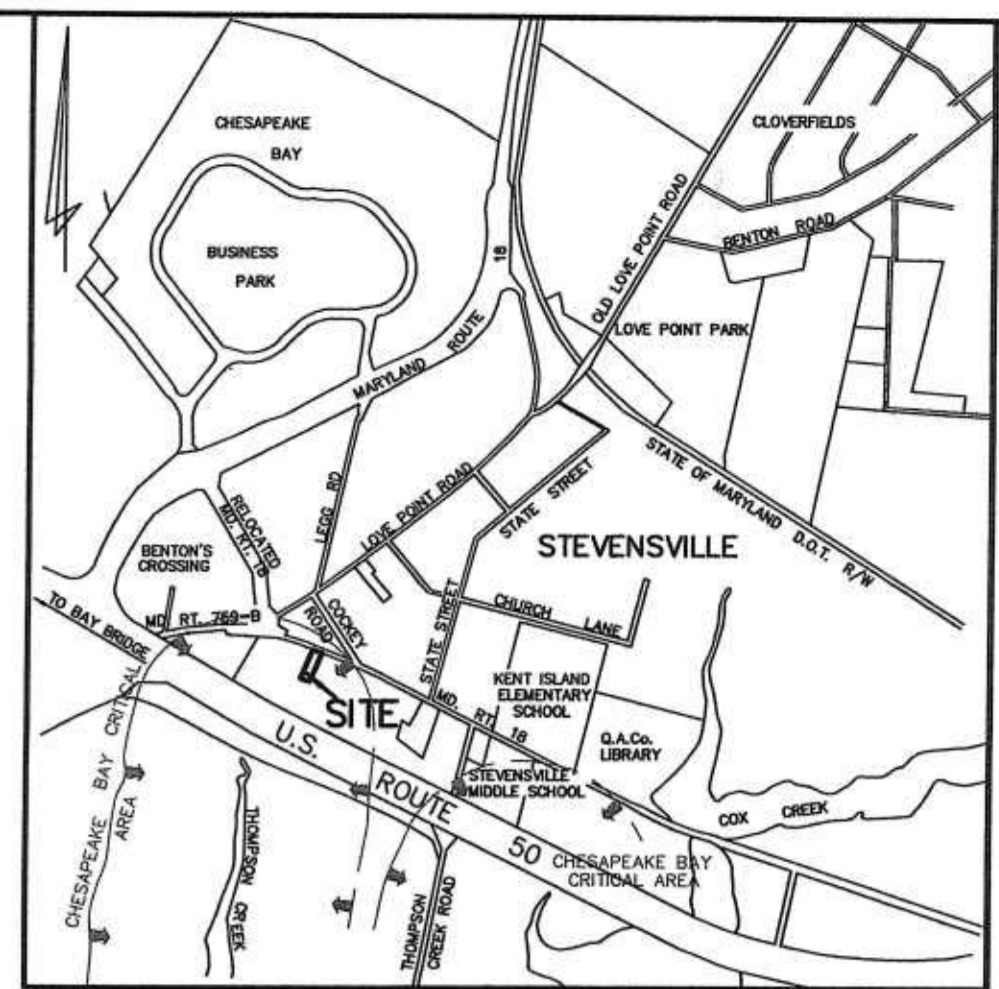
RESOURCE PROTECTION LAND		
OPEN SPACE RATIO	RESOURCE LAND	RESOURCE PROTECTION LAND
NONTIDAL WETLANDS	1.00	0.000 acres
MATURE HARDWOODS	0.80	0.000 acres
TOTAL LAND IN RESOURCE		0.000 acres
TOTAL RESOURCE PROTECTION LAND		0.000 acres

DETERMINATION OF SITE CAPACITY	
BASE SITE AREA	0.314 acres
LANDSCAPE SURFACE RATIO (LSR)	X 0.20
REQUIRED LANDSCAPE SURFACE	= 0.063 acres
TOTAL RESOURCE PROTECTION LAND OR REQUIRED LANDSCAPE SURFACE AREA whichever is greater	0.000 acres
MINIMUM LANDSCAPE SURFACE AREA	= 0.063 acres
BASE SITE AREA	0.314 acres
FLOOR AREA RATIO (FAR)	X 0.40
MAXIMUM FLOOR AREA ALLOWED	= 0.126 acres (5,468 sq. ft.)
BASE SITE AREA	0.314 acres
MINIMUM LANDSCAPE SURFACE AREA	= 0.063 acres
MAXIMUM IMPERVIOUS AREA ALLOWED	= 0.251 acres

**OWNER:**  
LAWRENCE J. COSTLOW  
314 MAIN STREET  
STEVENVILLE, MARYLAND 21666  
PHONE No. 1-410-643-4382

**DEVELOPER:**  
LUNDBERG BUILDERS, INC.  
P.O. BOX 669  
STEVENVILLE, MARYLAND 21666  
PHONE No. 1-410-643-3334

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



**VICINITY MAP**  
SCALE 1" = 2000'

**SITE STATISTICS**

CURRENT USE - RESIDENTIAL	
PROPOSED USE - COMMERCIAL (OFFICE BUILDING)	
PER SECTION 18-1-31(c)(1)(h)	
GROSS AREA	= 13,670 sq. ft. ± (0.314 ac.±)
CRITICAL AREA	= 13,670 sq. ft. ± (0.314 ac.±)
BASE SITE AREA	= 13,670 sq. ft. ± (0.314 ac.±)
AREA IN BUFFERYARDS	= 550 sq. ft. ± (0.013 ac.±)
AREA WITHIN 100 Yr. FLOODPLAIN	= 0.000 sq. ft. ±
AREA WITHIN RESOURCE PROTECTION	= 0.000 sq. ft. ±
MAXIMUM FLOOR AREA ALLOWED (40%)	= 5,468 sq. ft. ± (0.126 ac.±) (40%)
FLOOR AREA (EXISTING)	= 0 sq. ft. ± (0.0 ac.±)
FLOOR AREA TO BE REMOVED (EXISTING)	= 4,778 sq. ft. ± (0.110 ac.±)
FLOOR AREA (PROPOSED)	= 4,778 sq. ft. ± (0.110 ac.±) (35.%)
FLOOR AREA (TOTAL)	= 4,778 sq. ft. ± (0.110 ac.±) (35.%)
MAXIMUM IMPERVIOUS AREA ALLOWED (80%)	= 10,936 sq. ft. ± (0.251 ac.±) (80%)
IMPERVIOUS AREA WITHIN BUFFERYARD	= 160 sq. ft. ± (0.004 ac.±)
IMPERVIOUS AREA (EXISTING)	= 2,744 sq. ft. ± (0.063 ac.±)
IMPERVIOUS AREA TO BE REMOVED (EXISTING)	= 2,744 sq. ft. ± (0.063 ac.±)
IMPERVIOUS AREA (PROPOSED ON SITE)	= 9,836 sq. ft. ± (0.226 ac.±)
IMPERVIOUS AREA (TOTAL ON SITE)	= 9,836 sq. ft. ± (0.226 ac.±) (71.9%)
IMPERVIOUS AREA AFFECTED OFFSITE ON GIBB PROPERTY	= 1,256 sq. ft. ± (0.029 ac.±)
LANDSCAPE AREA (REQUIRED) (20%)	= 2,734 sq. ft. ± (0.063 ac.±) (20%)
LANDSCAPE AREA (EXISTING)	= 10,925 sq. ft. ± (0.251 ac.±)
LANDSCAPE AREA (PROPOSED)	= 3,834 sq. ft. ± (0.088 ac.±) (28.1%)

**PARKING REQUIREMENTS**

COMMERCIAL OFFICE USE: (SECTION 18-1-83.C.(1))	
GROSS FLOOR AREA OF OFFICE USE: 3,288 sq. ft.	
1000	= 3.29 x 4 = 13.16 SPACES
COMMERCIAL STORAGE USE AREA: (SECTION 18-1-83.C.(1)(b))	
GROSS FLOOR AREA OF STORAGE/WAREHOUSE: 1500 sq. ft.	
500	= 3 SPACES
TOTAL NUMBER OF PARKING SPACES REQUIRED:	= 16 SPACES
TOTAL NUMBER OF PARKING SPACES PROVIDED:	= 16 SPACES
NOTE: NO LOADING ZONES ARE REQUIRED FOR THE PROPOSED BUILDING.	

**GENERAL NOTES**

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

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

**STEVENVILLE HISTORIC VILLAGE CENTER GUIDELINES**

TO ADDRESS THE STEVENVILLE HISTORIC VILLAGE CENTER DISTRICT (SHVC) DESIGN GUIDELINES, THE DEVELOPER REQUESTS THAT THE NEW BUILDING BE PERMITTED TO BE CONSTRUCTED ON THE FOOTPRINT OF THE EXISTING BUILDING WHICH WILL PLACE THE PROPOSED BUILDING PORCH 16.5 FEET FROM THE RIGHT-OF-WAY LINE AND THE BUILDING CORNER WILL BE 5 FEET FROM THE SIDE YARD PROPERTY LINE. THIS ALLOWS THE BUILDING TO BE LOCATED AT THE SAME SET BACK AS THE FORMER BUILDING, MATCHING THE EXISTING STREETSCAPE AND ENCOURAGING PEDESTRIAN ACCESS WHILE PROMOTING A SHARED DRIVEWAY ENTRANCE ON THE WEST SIDE OF THE SITE.

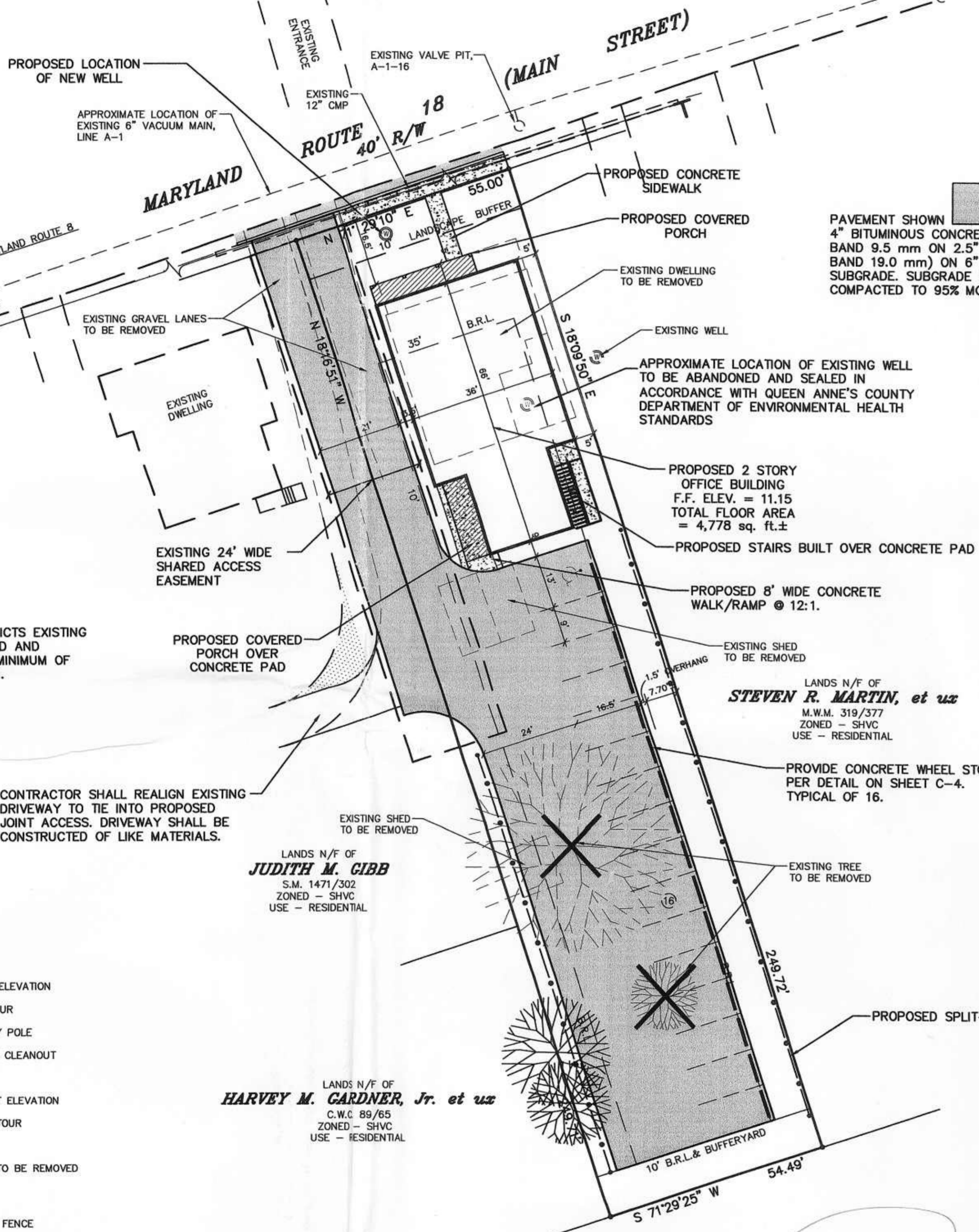
**PURPOSE AND INTENT STATEMENT**

THE PURPOSE OF THIS SITE PLAN IS TO OBTAIN APPROVAL FROM QUEEN ANNE'S COUNTY DEPARTMENT OF LAND USE, GROWTH MANAGEMENT AND ENVIRONMENT FOR THE PROPOSED 2-1/2 STORY OFFICE BUILDING. THE PROPOSED BUILDING IS TO BE CONSTRUCTED OVER THE EXISTING FOUNDATION WITH PROPOSED PARKING BEHIND THE PROPOSED BUILDING AND IS A PERMITTED USE UNDER TO SECTION 18-1-31.C.(1)(h) OF THE COUNTY CODE.

**NOTES**

- PROPERTY LINE INFORMATION SHOWN HEREON IS TAKEN FROM A FIELD RUN SURVEY BY KIRBY & ASSOCIATES, INC., REGISTERED SURVEYOR, DATED AUGUST, 2007.
- FOR DEED REFERENCE, SEE LIBER S.M. 564, FOLIO 127.
- CURRENT ZONING CLASSIFICATION IS "SHVC" - (STEVENVILLE HISTORIC VILLAGE CENTER).
- THE PROPERTY IS ENTIRELY LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA DESIGNATION - IDA.
- SITE IS NOT LOCATED WITHIN 100 YEAR FLOODPLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 240054 0038 B. (ZONE "C").
- TOPOGRAPHICAL CONTOURS AND EXISTING IMPROVEMENTS SHOWN HEREON ARE THE RESULT OF FIELD RUN TOPOGRAPHY BY KIRBY & ASSOCIATES, INC., REGISTERED SURVEYOR, DATED AUGUST, 2007.
- ON ENTIRE SITE SOIL TYPE PIB (PINEYNECK SILT LOAM) AS SCALED FROM SOILS SURVEY MAP No. 36 OF QUEEN ANNE'S COUNTY. PINEYNECK SILT LOAM IS NOT CONSIDERED A HYDRIC SOIL.
- PUBLIC SEWER WILL BE UTILIZED FOR SEWAGE DISPOSAL AND AN EXISTING PRIVATE WATER SYSTEM WILL BE UTILIZED FOR POTABLE WATER SUPPLY. THE PROPERTY IS SERVED BY SANITARY SEWER SUBDISTRICT "A".
- THE EXISTING BUILDING IS IDENTIFIED AS A HISTORIC BUILDING THAT WAS CONSTRUCTED IN 1893. THE BUILDING HAS DETERIORATED TO A POINT THAT IT IS PROPOSED TO BE DEMOLISHED. PRIOR TO THE DEMOLITION, THE DEVELOPER IS TO PROVIDE A PHASE NUMBER II ARCHITECTURAL STUDY AND THIS INFORMATION MUST BE SUBMITTED WITH THE DEMOLITION PERMIT.
- THERE IS NO OUTDOOR STORAGE PROPOSED.
- NO OUTSIDE TRASH COLLECTION AREA IS PROPOSED NOR WILL IT BE PLACED OUTSIDE FOR PICK-UP. TRASH WILL BE COLLECTED INSIDE THE BUILDING AND DISPOSED OF DIRECTLY FROM INSIDE TO AN OFFSITE TRASH COLLECTION FACILITY.
- THE EXISTING WELL THAT PROVIDES WATER TO THE EXISTING DWELLING IS LOCATED BENEATH THE EXISTING DECK. THE EXISTING WELL IS TO BE ABANDONED AND SEALED IN ACCORDANCE WITH THE QUEEN ANNE'S COUNTY DEPARTMENT OF ENVIRONMENT HEALTH STANDARDS. A NEW WELL IS PROPOSED TO PROVIDE POTABLE WATER SUPPLY TO THE PROPOSED BUILDING.
- STORMWATER MANAGEMENT IS ADDRESSED BY THE GRASS CHANNEL PROPOSED ALONG THE EAST BOUNDARY LINE AND THE DRY WELL LOCATED IN FRONT OF THE PROPOSED BUILDING.
- THE EXISTING HOUSE AND SHED DO NOT MEET THE REQUIRED BUILDING RESTRICTION LINES AND THEREFORE ARE CONSIDERED LEGAL NONCONFORMING STRUCTURES AS THEY EXISTED PRIOR TO THE ADOPTION OF THE CURRENT CODE.
- THERE ARE NO ENDANGERED SPECIES OR HABITATS LOCATED ON THIS PROPERTY AS INDICATED IN THE LETTER FROM THE DEPARTMENT OF NATURAL RESOURCES HERITAGE DIVISION, DATED NOVEMBER 15, 2007.
- BASED ON A FIELD VISIT AND SURVEY OF THE SITE, THERE DOES NOT APPEAR TO BE ANY AREAS THAT QUALIFY AS WOODLANDS LOCATED ON THE SITE.
- THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ACT, IN ACCORDANCE WITH THE FOREST CONSERVATION ORDINANCE, SECTION 18-2-4(B)(2) OF THE QUEEN ANNE'S COUNTY CODE. IN THAT THE PROPOSED DEVELOPMENT OCCURS ENTIRELY WITHIN THE AREA GOVERNED BY THE CHESAPEAKE BAY CRITICAL AREA PROTECTION LAWS.
- SITE REQUIREMENTS:  
BUILDING SETBACKS (REQUIRED):  
FRONT = 35' (PROPOSED = 16.5')  
REAR = 10'  
SIDE = 10' (PROPOSED = 5')  
MAXIMUM BUILDING HEIGHT:  
PRINCIPAL = 45' (ALLOWED)  
PRINCIPAL = 30' (2-1/2 STORIES) (PROPOSED)

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



AREA SHOWN DEPICTS EXISTING GRAVEL DRIVEWAY TO BE REMOVED AND RETURNED TO LAWN, PROVIDE A MINIMUM OF 6" OF TOPSOIL, SEED AND MULCH.

CONTRACTOR SHALL REALIGN EXISTING DRIVEWAY TO TIE INTO PROPOSED JOINT ACCESS. DRIVEWAY SHALL BE CONSTRUCTED OF LIKE MATERIALS.

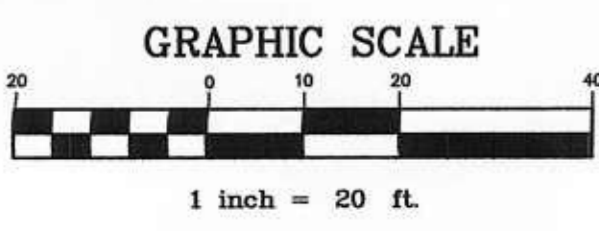
LANDS N/F OF  
**JULIO, LLC**  
S.M. 1510/108  
ZONED - UC  
USE - COMMERCIAL

LANDS N/F OF  
**JUDITH M. GIBB**  
S.M. 1471/302  
ZONED - SHVC  
USE - RESIDENTIAL

LANDS N/F OF  
**HARVEY M. GARDNER, Jr. et us**  
C.W.C. 89/65  
ZONED - SHVC  
USE - RESIDENTIAL

**LEGEND**

- DEED POINT
- x 7.84 EXISTING SPOT ELEVATION
- 8 EXISTING CONTOUR
- EXISTING UTILITY POLE
- EXISTING SEWER CLEANOUT
- EXISTING WELL
- 8x25 PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- EXISTING TREE TO BE REMOVED
- SF PERIMETER SILT FENCE
- 8x25 LIMITS OF DISTURBANCE
- PROPOSED CONCRETE
- PROPOSED SPLIT-RAIL FENCE
- PROPOSED COVERED PORCH
- PROPOSED COVERED PORCH OVER CONCRETE PAD



**RECEIVED**  
FEB 28 2008  
AREA COMMISSION  
DEPT. OF LAND USE, GROWTH MANAGEMENT & ENVIRONMENT

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 17660  
DATE: 2-26-08

**DAVIS, MOORE, SHEARON & ASSOCIATES, LLC**  
ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING  
P.O. BOX 80  
CENTREVILLE, MARYLAND 21617  
PHONE: 1-443-262-9130  
FAX: 1-443-262-9148

DATE	REVISION
1-10-08	REVISED PER LIGHT COMMENTS OF 12-3-07
2-26-08	REVISED PER LIGHT COMMENTS OF 2-8-08

SITE PLAN  
FOR A  
**PROPOSED OFFICE BUILDING**  
ON THE LANDS OF  
**LAWRENCE J. COSTLOW**  
TAX MAP - 56, GRID - 5, PARCEL - 111  
FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND

DATE	SCALE
NOV. '07	1" = 20'
JOB No. 2007048	DRAWN BY WJM
FOLDER Ref. 56-2007048	DESIGNED BY WTD, Jr.
SHEET No. - C-1	
CADD FILE - 07048-C1	

APPROXIMATE LOCATION OF EXISTING GRAVITY SEWER LATERAL

NOTE: CONTRACTOR SHALL RECONNECT THE EXISTING GRAVITY SEWER LINE TO THE MARTIN PROPERTY FOR THE NEW VALVE PIT. PROVIDE A CLEANOUT AT THE RIGHT-OF-WAY LINE. SEE DETAIL ON SHEET C-4.

EXISTING VALVE PIT, A-1-16 TO BE REMOVED. SALVAGE ALL COMPONENT PARTS TO THE QUEEN ANNE'S COUNTY SANITARY DISTRICT. PROVIDE A NEW VALVE PIT PER DETAIL ON SHEET C-4. CONNECT EXISTING GRAVITY LATERAL TO PROPOSED VALVE PIT. REPAIR EXISTING PAVEMENT AS NECESSARY PER M.S.H.A. STANDARDS AND SPECIFICATIONS

PROPOSED 8" (S.H.A. TYPE "A") CONCRETE CURB AND GUTTER TO BE LOCATED 16" FROM EXISTING CENTERLINE OF MAIN STREET PER DETAIL ON SHEET C-4.

CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT 1" FROM EDGE TO PROVIDE A SMOOTH TRANSITION TO PROPOSED PAVEMENT

PROPOSED WELL TO A CONFINED AQUIFER

PROPOSED CONCRETE SIDEWALK PER DETAIL ON SHEET C-4.

EXISTING 12" CMP TO REMAIN

PROVIDE 26" OF DEPRESSED CURB AND GUTTER LIMITS OF THE PROPOSED ENTRANCE PER DETAIL ON SHEET C-4.

PAVEMENT SHOWN SHALL BE FULL DEPTH CONSTRUCTION IN ACCORDANCE WITH MARYLAND STATE HIGHWAY ADMINISTRATION STANDARD, SPECIFICATIONS AND PERMIT.

EXISTING GRAVEL ENTRANCE TO ACT AS A STABILIZED CONSTRUCTION ENTRANCE DURING CONSTRUCTION

APPROXIMATE LOCATION OF EXISTING 6" VACUUM MAIN, LINE A-1

EXISTING DWELLING

EXISTING DRIVEWAY

L.O.D. - DENOTES LIMITS OF DISTURBANCE

AREA SHOWN DEPICTS EXISTING GRAVEL DRIVEWAY TO BE REMOVED AND RETURNED TO LAWN. PROVIDE A MINIMUM OF 6" OF TOPSOIL, SEED AND MULCH.

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

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

PROPOSED COVERED PORCH

PROPOSED COVERED PORCH OVER CONCRETE PAD

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PROPOSED CLEANOUT PLACED AT PROPERTY LINE. SEE CLEANOUT DETAIL ON SHEET C-4

EXISTING GRAVITY SEWER CLEANOUT. CONTRACTOR SHALL VERIFY DEPTH FOR CONNECTION TO PROPOSED GRAVITY SEWER CONNECTION TO BUILDING

PROPOSED 4" PVC (SCH-40) GRAVITY SEWER LATERAL

LOCATION OF SOIL SAMPLE. SEE SOIL SAMPLE PROFILE B-1 ON THIS SHEET.

PROPOSED 4'x5'x3' DEEP DRY-WELL PER DETAIL ON SHEET C-3. PROVIDE A WYE OVERFLOW AT EACH DOWNSPOUT CONNECTION

PROPOSED 4" PVC (SCH-40) ROOF LEADERS @ 1.0%

PROVIDE PERIMETER SILT FENCE PER DETAIL ON SHEET C-4. TYPICAL WHERE SHOWN - SF

PROPOSED SPLIT-RAIL FENCE

PROPOSED OVER CONCRETE PAD

PROPOSED 8' WIDE CONCRETE WALK/RAMP @ 12:1 MAXIMUM.

PROVIDE CONCRETE WHEEL STOPS PER DETAIL ON SHEET C-4. TYPICAL OF 16.

PROPOSED 2' WIDE TRAPEZOIDAL CHANNEL WITH 3:1 SIDE SLOPES. STABILIZE SIDE SLOPES WITH TOPSOIL, SEED AND "CURLEX" EXCELSIOR MATTING PER DETAIL ON SHEET C-4.

PROPOSED 24' WIDE SHARED ACCESS EASEMENT

PROPOSED "STOP" SIGN PER COUNTY STANDARDS

PROPOSED 2' WIDE TRAPEZOIDAL CHANNEL WITH 3:1 SIDE SLOPES. STABILIZE SIDE SLOPES WITH TOPSOIL, SEED AND "CURLEX" EXCELSIOR MATTING PER DETAIL ON SHEET C-4.

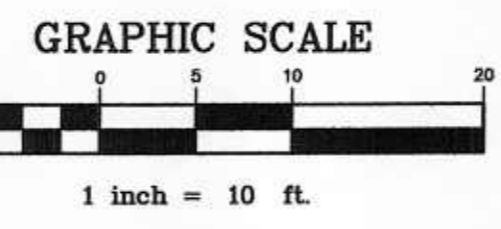
CONTRACTOR SHALL REALIGN EXISTING DRIVEWAY TO TIE INTO PROPOSED JOINT ACCESS. DRIVEWAY SHALL BE CONSTRUCTED OF LIKE MATERIALS.

NOTE: CONTRACTOR SHALL TEST PIT TO DETERMINE EXACT LOCATION AND DEPTH OF EXISTING 12" CMP.

LANDS N/F OF STEVEN R. MARTIN, et ux  
M.M.M. 319/377  
ZONED - SHVC  
USE - RESIDENTIAL

LANDS N/F OF JUDITH M. GIBB  
S.M. 1471/302  
ZONED - SHVC  
USE - RESIDENTIAL

LANDS N/F OF HARVEY M. GARDNER, Jr. et ux  
C.W.C. 89/85  
ZONED - SHVC  
USE - RESIDENTIAL



POTABLE WATER SUPPLY NOTES

1. THE EXISTING WELL, LOCATED BENEATH THE EXISTING DECK, IS TO BE ABANDONED AND SEALED IN ACCORD WITH THE Q.A. COUNTY DEPT. OF ENVIRONMENTAL HEALTH REQUIREMENTS PRIOR TO DEMOLITION OF THE EXISTING BUILDING.
2. THE NEW WELL LOCATION IS PROPOSED SUCH THAT IT DOES NOT COMPLY WITH THE M.D.E. GUIDELINES FOR PLACEMENT OF WELLS. BECAUSE THE EXISTING WELL IS LOCATED BENEATH THE EXISTING DECK AND DOES NOT COMPLY WITH THE M.D.E. GUIDELINES FOR PLACEMENT OF WELLS THE DEPARTMENT OF ENVIRONMENTAL HEALTH IS ALLOWING FLEXIBILITY FOR PLACEMENT OF THE NEW WELL. THE WELL DRILLER IS TO COORDINATE WITH THE DEPARTMENT OF ENVIRONMENTAL HEALTH FOR THE WELL LOCATION.

#B-1	
DENOTES SOIL PROFILE LOCATION	
EX. GROUND EL. = 9.7	
TOPSOIL	EL. = 9.10
OL	EL. = 7.10
CL	BOTTOM OF DRY WELL
	EL. = 6.70
	EL. = 3.10
NO GROUND WATER	

**SOIL PROFILE B-1**  
NOT TO SCALE

JOHN NICKERSON, DIRECTOR DATE  
QUEEN ANNE'S COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

DEPT. OF LAND USE, GROWTH MANAGEMENT & ENVIRONMENT  
QUEEN ANNE'S SOIL CONSERVATION DISTRICT

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAW OF THE STATE OF MARYLAND, LICENSE No. 17746  
DATE 2-26-08 SEAL

**DAVIS, MOORE, SHEARON & ASSOCIATES, LLC**  
ENGINEERING, DRAFTING/DESIGN,  
ENVIRONMENTAL SERVICES & SURVEYING  
P.O. BOX 80  
CENTREVILLE, MARYLAND 21617  
PHONE : 1-443-282-9130  
FAX : 1-443-282-9148

DATE	REVISION
1-10-08	REVISED PER LICENSE COMMENTS OF 12-3-07
2-26-08	REVISED PER LICENSE COMMENTS OF 2-08-08

SITE, GRADING, UTILITY AND SEDIMENT & EROSION CONTROL PLAN  
FOR A  
**PROPOSED OFFICE BUILDING**  
ON THE LANDS OF  
**LAWRENCE J. COSTLOW**  
TAX MAP - 56, GRID - 5, PARCEL - 111  
FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND

DATE	SCALE
NOV. '07	1" = 10'
JOB No. 2007048	DRAWN BY WJM
FOLDER Ref. 56-2007048	DESIGNED BY WTD, Jr.
SHEET No. - C-2	
CADD FILE - 07048-C2	

**LANDSCAPING CALCULATIONS**

**REQUIRED PARKING LOT LANDSCAPING (SECTION 18-1-72)**  
 SHVC ZONE REQUIRES 2.5 PLANT UNITS PER 24 PARKING SPACES  
 16 PARKING SPACES  
 0.667 X 2.5 = 1.67 ALTERNATIVE #5  
 PLANT UNITS  
 5.04 OR 5 3" CAL. CANOPY TREES  
 3.34 OR 3 2.5" CAL. UNDERSTORY TREES  
 8.35 OR 8 18" HIGH SHRUBS

**REQUIRED STREET BUFFER LANDSCAPING (SECTION 18-1-76):**  
 MD. ROUTE 18 STREET BUFFER:  
 SHVC ZONE ADJACENT TO MD. RT. 18-MAIN STREET (OTHER STREET) =  
 5' BUFFERYARD REQUIRES 2 PLANT UNITS PER 150 LINEAR FEET  
 OF 10' WIDE STREET BUFFER.  
 55.00 L.F. OF LOT FRONTAGE  
 -15' WIDE ENTRANCE DRIVE  
 40 L.F. OF LOT FRONTAGE AVAILABLE FOR LANDSCAPING

NOTE: PER SECTION 18-1-76(B), PROPERTY LINES REQUIRING A  
 BUFFER LESS THAN 150' REQUIRE A MINIMUM OF ONE PLANT UNIT.  
 THE LOCATION OF THE REQUIRED TREES AND SHRUBS HAS BEEN  
 ADJUSTED TO ACCOMMODATE THE WIDTH OF THE PAVED ENTRANCE.

**ALTERNATIVE #1 PLANT UNITS**  
 1 2.5" CAL. CANOPY TREE  
 2 1.5" CAL. UNDERSTORY TREES  
 10 18" HIGH SHRUBS

**REQUIRED DISTRICT BOUNDARY BUFFER LANDSCAPING (SECTION 18-1-75):**  
 SHVC ZONE ADJACENT TO SHVC ZONES REQUIRE NO DISTRICT BOUNDARY BUFFER.  
 SHVC/UC DISTRICT BOUNDARY BUFFER = 'D' BUFFER REQUIRING 4 PLANT  
 UNITS PER 150 LINEAR FEET OF 20' WIDE DISTRICT BOUNDARY BUFFER.  
 PER SECTION 18-1-75, ONE-HALF OF THE BUFFERYARD REQUIREMENTS ARE  
 PROPOSED TO BE PROVIDED DUE TO THE FACT THAT THE ADJACENT UC  
 ZONED PROPERTY OWNED BY JULEO, LLC IS VACANT. IN ADDITION, PER  
 SECTION 18-1-76(B), PROPERTY LINES LESS THAN 150 FEET IN LENGTH  
 REQUIRE A MINIMUM OF ONE PLANT UNIT. THE PROPOSED 10' WIDE  
 SHVC/UC DISTRICT BOUNDARY BUFFER OF 54.49' IS PROPOSED TO BE  
 LANDSCAPED WITH TWO ALTERNATIVE #4 PLANT UNITS.

**ALTERNATIVE #4 PLANT UNITS**  
 2 8' HIGH EVERGREEN TREES  
 4 6' HIGH EVERGREEN TREES  
 20 18" HIGH SHRUBS

**REQUIRED ON-SITE LANDSCAPING (SECTION 18-1-71):**  
 MINIMUM REQUIRED LANDSCAPE AREA: 0.063 Ac. (2,734 sq. ft.)  
 LESS STREET BUFFER LANDSCAPE AREA: 0.009 Ac. (400 sq. ft.)  
 LESS DISTRICT BUFFER LANDSCAPE AREA: 0.013 Ac. (545 sq. ft.)  
 AREA ON SITE TO BE LANDSCAPED: 0.041 Ac. (1,789 sq. ft.)  
 NUMBER OF PLANT UNITS REQUIRED PER ACRE IN SHVC ZONE: \*NONE

\*SECTION 18-1-71, LANDSCAPING STANDARDS ON SITE INDICATE  
 THAT THE LANDSCAPING MAY BE CONDITIONED TO MEET THE UNIQUE  
 NEEDS OF THE IMMEDIATE AREA AS PART OF THE APPROVAL PROCESS.  
 SEE ALSO SECTION 18-1-31 (4)(A)(X) FOR LANDSCAPING DESIGN GUIDE-  
 LINES IN THE SHVC DISTRICT.

**PLANTING SPECIFICATIONS**

**A. MATERIALS**  
 (1) PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE  
 WITH GOOD HORTICULTURAL PRACTICES AND GROWN UNDER CLIMATIC  
 CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.  
 THEY SHALL HAVE BEEN ROOT PRUNED WITHIN THE LAST TWO YEARS.  
 THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED  
 AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF  
 DISEASE, PEST, EGGS OR LARVAE, AND SHALL HAVE A HEALTHY,  
 DEVELOPED ROOT SYSTEM.  
 PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH A  
 DAMAGED OR CROOKED LEADER OR MULTIPLE LEADERS, ABRASIONS  
 ON THE BARK, SUNSCALD, DISFIGURING KNOTS OR FRESH CUTS OVER  
 1 1/2" WILL BE REJECTED.  
 NO CHANGE IN QUANTITY, SIZE, KIND OR QUALITY OF PLANT SPECIFIED  
 WILL BE PERMITTED WITHOUT THE APPROVAL OF THE LANDSCAPE  
 ARCHITECT/DESIGNER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR  
 TO VERIFY THE PLANT COUNT AND IN ANY INSTANCE WHERE THERE IS A  
 DISCREPANCY BETWEEN THE PLAN VIEW AND THE LANDSCAPE SCHEDULE,  
 THE PLAN VIEW SHALL PRESEDE.

(2) TOPSOIL SHALL BE FERTILE, FRIABLE AND TYPICAL OF THE  
 LOCALITY; IT SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS,  
 STRICKS AND SHALL NOT BE DELIVERED IN A FROZEN OR MUDDY  
 CONDITION.  
 (3) PLANTING SOIL (BACKFILL MIX) SHALL BE FIVE PARTS  
 TOPSOIL AND ONE PART WET LOOSE PEATMOSS.  
 (4) STAKING MATERIALS: GUY WIRE SHALL BE PLIABLE 12 GAUGE  
 GALVANIZED TWISTED TWO STRAND WIRE. HOSE SHALL BE A SUITABLE  
 LENGTH OF TWO-PLY, REINFORCED BLACK RUBBER HOSE 3/4" INCH  
 IN DIAMETER. STAKES SHALL CONFORM TO THE DETAIL ON THIS SHEET.

**B. APPLICABLE SPECIFICATIONS AND STANDARDS:**  
 (1) "STANDARDIZED PLANT NAMES," LATEST EDITION AMERICAN JOINT  
 COMMITTEE ON HORTICULTURAL NOMENCLATURE.  
 (2) "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION,  
 AMERICAN ASSOCIATION OF NURSERYMEN.

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

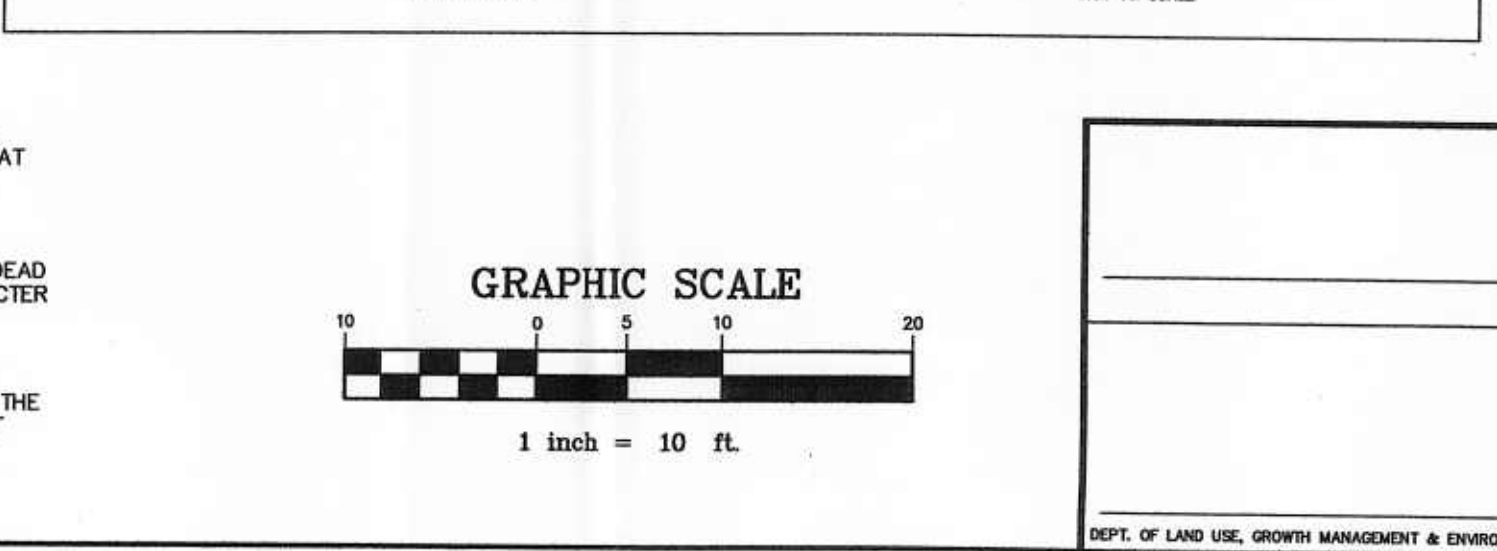
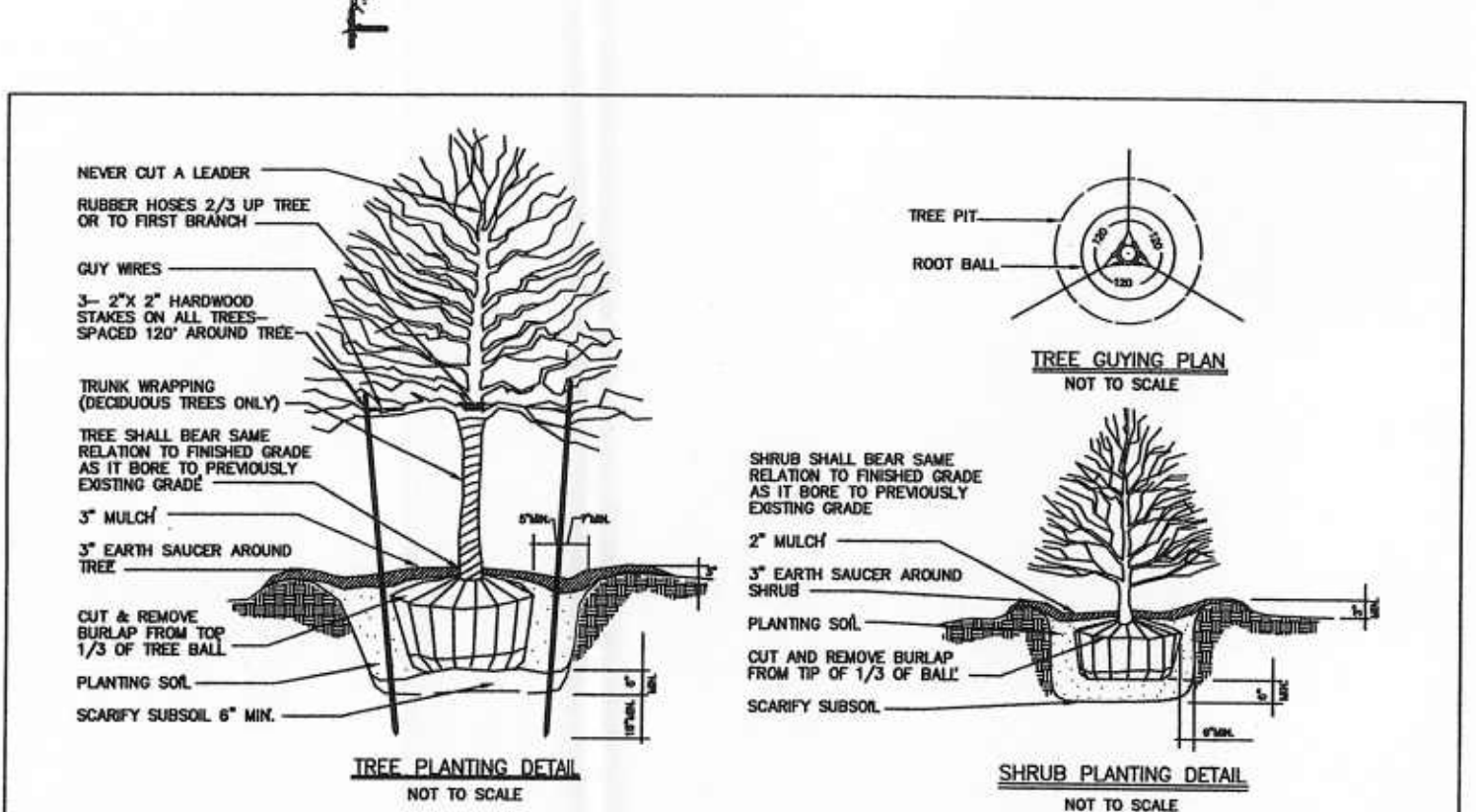
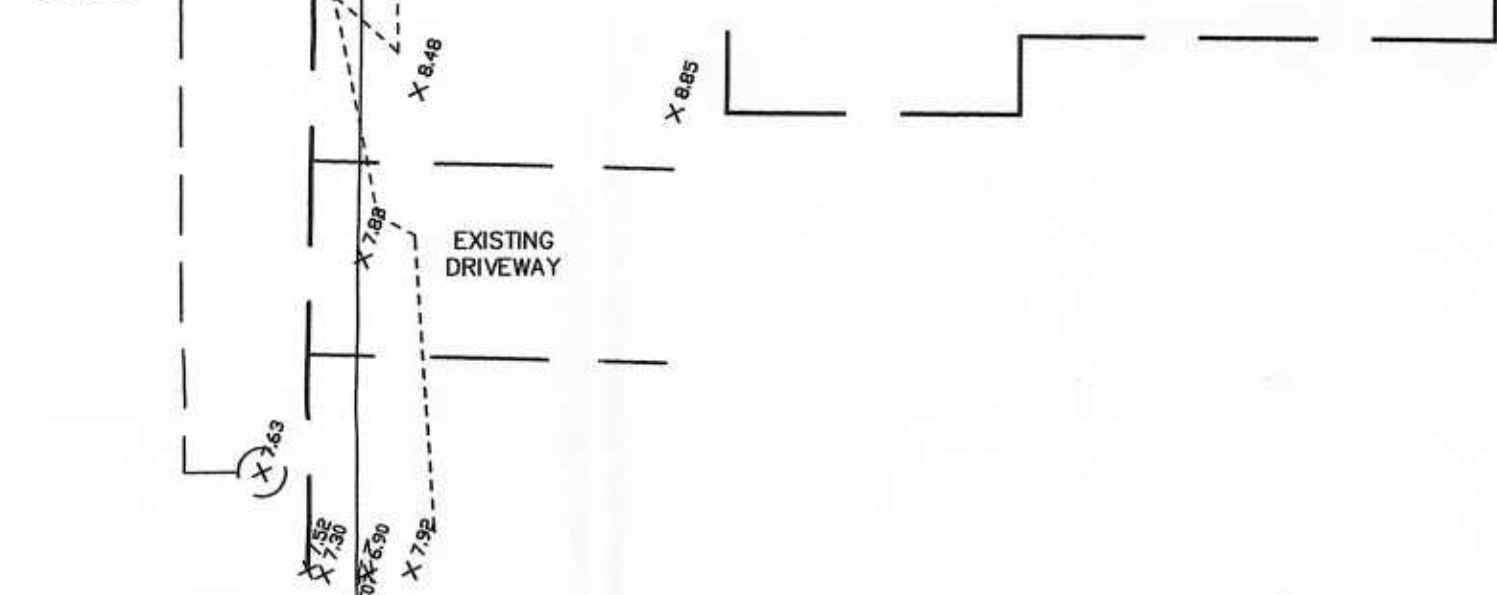
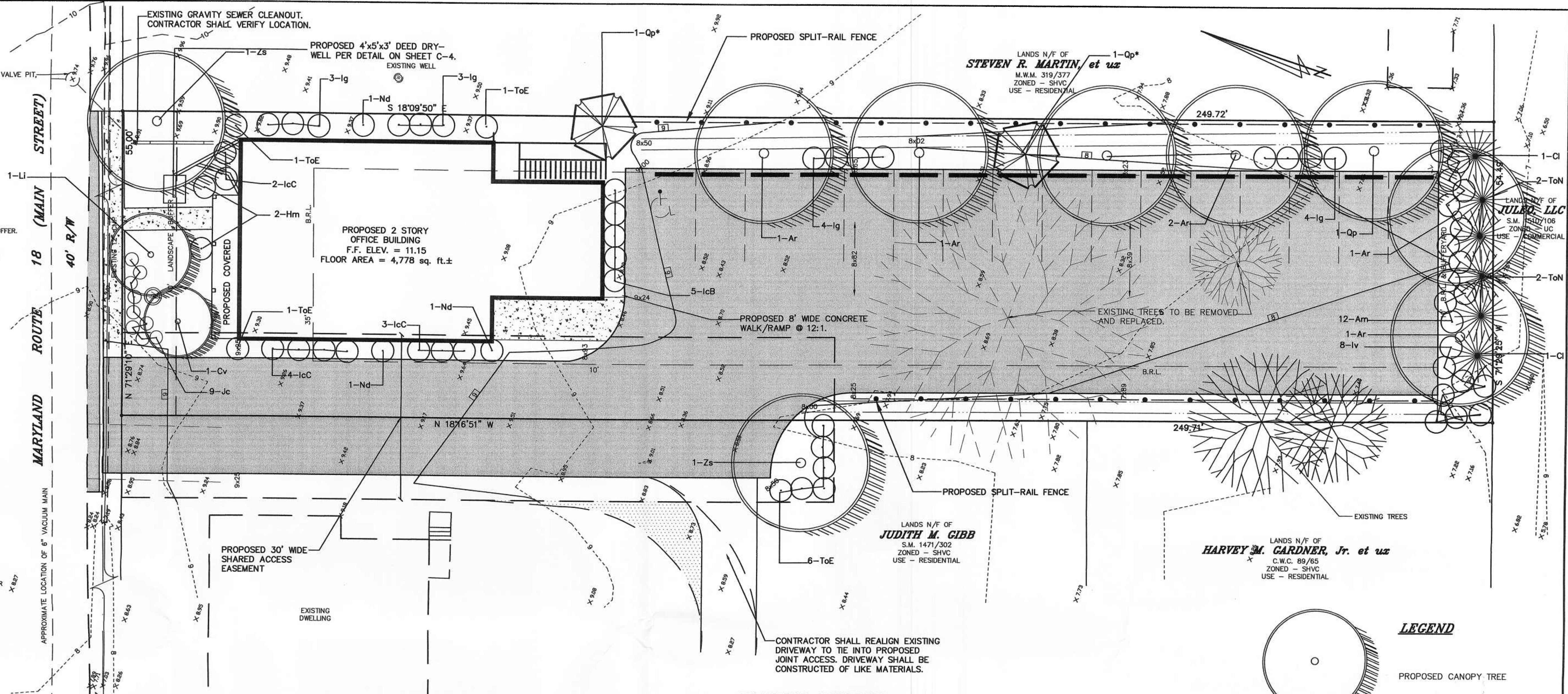
**D. EXCAVATION OF PLANTING AREAS:**  
 STAKE OUT ON THE GROUND LOCATIONS FOR PLANTS AND OUTLINES OF  
 AREA TO BE PLANTED AND OBTAIN APPROVAL OF THE LANDSCAPE  
 ARCHITECT/DESIGNER BEFORE EXCAVATION IS BEGUN.  
 CONTRACTOR IS TO CAUTIOUSLY TEST PIT AREAS WHERE UNDERGROUND  
 UTILITIES (ELECTRIC, GAS, CABLE/COMMUNICATIONS LINES, WATER LINES,  
 SEWER LINES, ROOF LEADERS, ETC.) ARE SUSPECTED TO EXIST AND  
 WHERE PROPOSED TO BE PLACED ACCORDING TO PLAN TO AVOID ANY  
 DAMAGE OR DISRUPTIONS TO SERVICES. DO NOT PLACE PLANTS OVER  
 ANY EXISTING UNDERGROUND UTILITIES. OFFSET A REASONABLE AND  
 PRACTICAL DISTANCE TO AVOID ANY IMMINENT OR FUTURE CONFLICT.

**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.  
 SET PLANTING PLUMB AND BRACE RIGIDLY IN POSITION UNTIL THE  
 PLANTING SOIL HAS BEEN STAMPED SOLIDLY AROUND THE BALL AND  
 ROOTS. CUT ROPES OR STRINGS FROM TOP OF BALL AFTER PLANT  
 HAS BEEN SET. LEAVE BURLAP OR CLOTH WRAPPING INTACT AROUND  
 BALLS. TURN UNDER AND BURY PORTIONS OF BURLAP AT TOP OF  
 BALL.

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 TWO INCH LAYER OF BARKMULCH  
 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, WRAPPING 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.

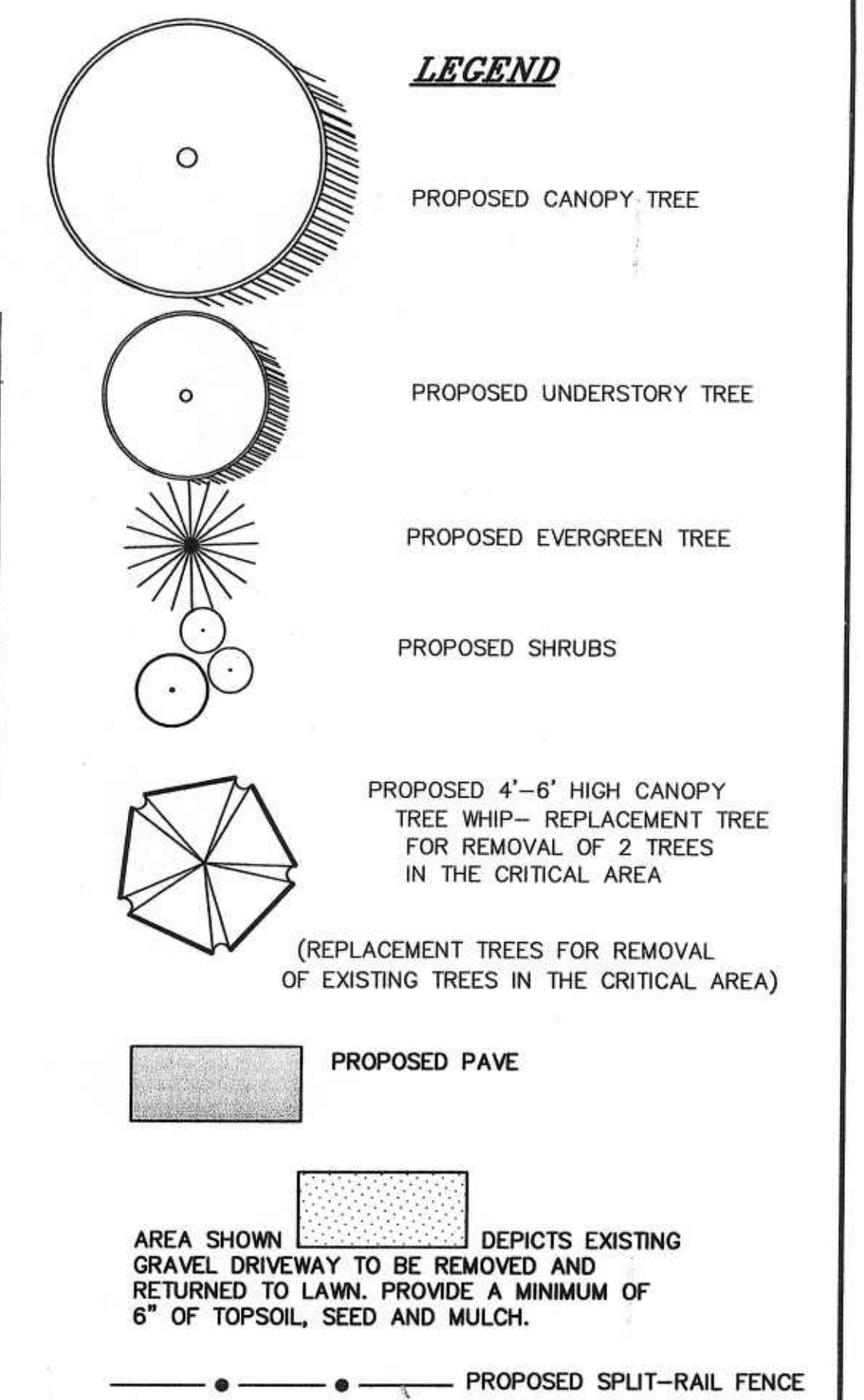
**G. GUARANTEE:**  
 ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE (1) FULL YEAR FROM THE  
 DATE THAT THE LANDSCAPE INSTALLATION IS ACCEPTED AS COMPLETE. PLANT  
 MATERIAL NOT FOUND TO BE IN A HEALTHY, VIGOROUS CONDITION AT THE  
 BEGINNING OF THE SECOND GROWING SEASON IS TO BE REPLACED.



**PLANTING SCHEDULE**

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
Ar	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	6	3"-3.5" CAL., B&B	AS SHOWN
Cl	CUPRESSOCYPARIS x LEYLANDII	LEYLAND CYPRESS	2	8"-8.5" HIGH, B&B	AS SHOWN
Cv	CHIONANTHUS VIRGINICUS	WHITE FRINGE TREE (MULTI-TRUNK)	1	6'-7" HIGH, B&B	AS SHOWN
Li	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	1	8'-9" HIGH, B&B	AS SHOWN
ToN	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	4	6'-7" HIGH, B&B	AS SHOWN
*Qp	QUERCUS PHELLOS	WILLOW OAK	2	4'-6" HIGH, WHIP, B&B	AS SHOWN
Qp	QUERCUS PHELLOS	WILLOW OAK	1	2.5"-3" CAL., B&B	AS SHOWN
Zs	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2	2.5"-3" CAL., B&B	AS SHOWN
Aa	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	12	18"-24" TALL, B&B	5' ON CENTER
Hm	HYDRANGEA MACROPHYLLA 'BAILMER'	ENDLESS SUMMER HYDRANGEA	2	18"-24" TALL, B&B	AS SHOWN
IcB	ILEX CORNUTA 'BURFORDI NANA'	DWARF BURFORD HOLLY	5	18"-24" TALL, B&B	5' ON CENTER
IcC	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	9	18"-24" TALL, B&B	5' ON CENTER
Ig	ILEX GLABRA 'COMPACTA'	ILEX GLABRA 'COMPACTA'	14	2'-3" TALL, B&B	5' ON CENTER
Iv	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	8	18"-24" TALL, B&B	5' ON CENTER
Jc	JUNIPERUS CHINENSIS 'PFITZERIANA COMPACTA'	COMPACT PFITZER JUNIPER	9	18"-24" TALL, B&B	5' ON CENTER
Nd	NANDINA DOMESTICA	HEAVENLY BAMBOO	3	3'-3.5" TALL, B&B	AS SHOWN
ToE	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	9	4'-4.5" HIGH, B&B	6' ON CENTER

\*DENOTES REPLACEMENT TREES FOR THE REMOVAL OF TWO EXISTING TREES



PROFESSIONAL CERTIFICATION:  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR  
 APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL  
 ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE  
 NO. \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

**DAVIS, MOORE, SHEARON & ASSOCIATES, LLC**  
 ENGINEERING, DRAFTING & SURVEYING  
 ENVIRONMENTAL SERVICES & DESIGN  
 P.O. BOX 80  
 CENTREVILLE, MARYLAND 21617  
 PHONE : 1-443-262-9130  
 FAX : 1-443-262-9148

DATE: 1-10-08 REVISION: REVISED PER LICENSE COMMENTS OF 12-3-07  
 DATE: 2-26-08 REVISION: REVISED PER LICENSE COMMENTS OF 2-8-08

LANDSCAPE PLAN  
 FOR A  
**PROPOSED OFFICE BUILDING**  
 ON THE LANDS OF  
**LAWRENCE J. COSTLOW**  
 TAX MAP - 56, GRID - 5, PARCEL - 111  
 FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND

DATE: NOV. '07 SCALE: 1" = 10'  
 JOB No. 2007048 DRAWN BY: WJM  
 FOLDER Ref. 56-2007048 DESIGNED BY: CCJ  
 SHEET No. - C-3  
 CADD FILE - 07048-C3

QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS  
 DEPT. OF LAND USE, GROWTH MANAGEMENT & ENVIRONMENT  
 QUEEN ANNE'S SOIL CONSERVATION DISTRICT