

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/

September 10, 2012

Ms. Sandra N. Carter
Queen Anne's County
Dept. of Land Use, Growth Management,
& Environment
160 Coursevall Drive
Centreville, MD 21617

Re : File #05-12-08-005-C
Queen Anne's County Emergency Center Minor Subdivision

Dear Ms. Carter,

Thank you for providing revised information regarding the above-referenced subdivision application. The applicant proposes to subdivide the existing Lot 1 into three lots. The property is 14.2 acres in size, with 6.0 acres located within the Critical Area and designated as an Intensely Developed Area (IDA). This property previously received growth allocation from the Critical Area Commission in July 2009 to change the Critical Area designation from Resource Conservation Area (RCA) to IDA).

Based on the information, we have the following comments:

1. We recommend that the County require the applicant to include a note that restricts any future development on Lot 1C to medical offices only. Other types of commercial use were not included within the growth allocation approval, and thus are not permitted.
2. It is unclear if the previously approved Buffer Management Plan is still valid with this new subdivision plat. If it is not, then County must ensure that this previously approved Buffer Management Plan is re-recorded with this plat. Otherwise, please have the applicant provide reference to the previously approved Buffer Management Plan within the plat notes.

TTY for the Deaf

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Ms. Carter
September 11, 2012
Page Two

Thank you for providing the opportunity to comment on this subdivision request. If you have questions, please feel free to call me at (410) 260-3483.

Sincerely,

A handwritten signature in cursive script that reads "Nick Kelly".

Nick Kelly
Regional Program Chief

NK/jjf

cc: Roby Hurley, Critical Area Commission
QC641-08

Martin O'Malley
Governor

Anthony G. Brown
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Margaret G. McHale
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January 12, 2011

Ms. Holly Tompkins
Queen Anne's County
Land Use, Growth Mgt & Environment
160 Coursevall Drive
Centreville, Maryland 21617

Re: Queen Anne's County Medical Park
Major Buffer Management Plan – Amendment #1

Dear Ms. Tompkins:

Thank you for forwarding the Buffer Management Plan for Queen Anne's County Medical Park for my review and approval. In accordance with the growth allocation approval granted by the Critical Area Commission on July 8, 2009 the Buffer Management Plan has been amended. The amended plan meets the condition imposed by the Critical Area Commission requiring additional planting of the hydric soils adjacent to the 100-foot Buffer. This plan is approved by Commission staff.

Please note that the County is required to collect sufficient financial assurance to cover the survivability of the plantings for two-years from the date of installation. Thank you for your assistance in revising the plan and working with the applicant. If you have any questions please contact me at (410) 260-3475.

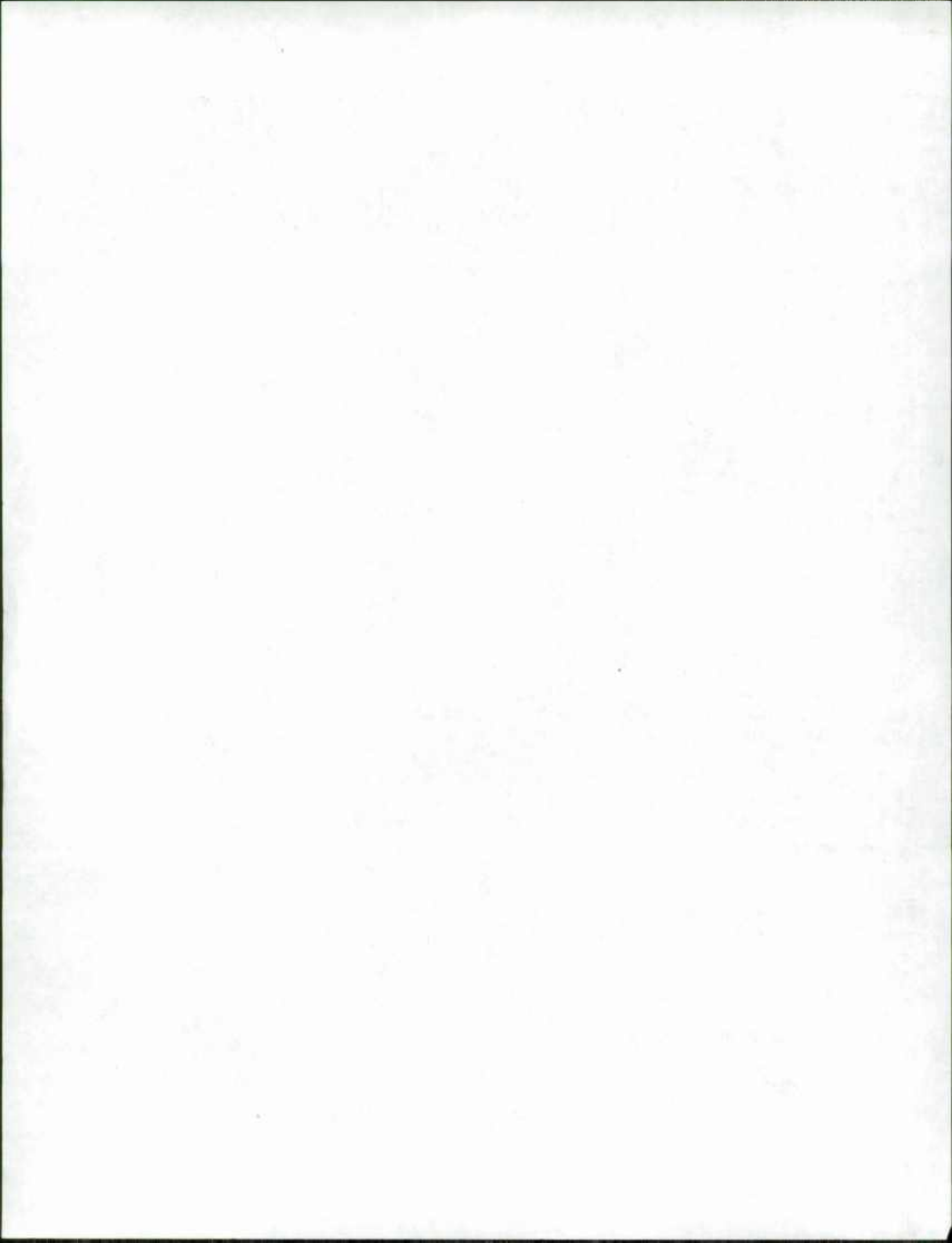
Sincerely,

A handwritten signature in cursive script that reads "Kate Charbonneau".

Kate Charbonneau
Regional Program Chief

Cc: Ms. Carol Jones, DMS
QC641-08





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September 29, 2010

Ms. Holly Tompkins
Queen Anne's County
Dept of Land Use, Growth Mgt, and Environment
160 Coursevall Drive
Centreville, MD 21617

Re: Queen Anne's County Medical Park
Revised Buffer Management Plan

Dear Ms. Tompkins:

Thank you for forwarding a copy of the revised Buffer Management Plan for the Queen Anne's County Medical Park. These revisions were required as a component of the growth allocation approval granted by the Critical Area Commission in 2009. At that time the Commission required planting in the area of hydric soils adjacent to the parking lot and stormwater management facility. The revised Buffer Management Plan shows planting located in these areas. However, the plan does not fully comply with the provisions of COMAR 27.01.09.01. Specifically, the following revisions are required before the County can approve the revised Buffer Management Plan:

1. The square foot credit shown on the plan (400 square feet for a 2" caliper tree and 3 shrubs) is not correct. The maximum credit allowed is provided in 27.01.09.01-2.H. As currently shown, the plan is only providing 4,900 square feet of planting for the mitigation area (5,700 square feet is required) and 4,200 square feet of planting for the hydric soil area (4,771 square feet is required).
2. In order to claim 50 square feet of credit for a landscape shrub it must qualify as a large shrub. A large shrub is one that reaches at least 6' in height at maturity. *Aronia arbutifolia* would qualify as a small shrub and should be replaced in the plant list.
3. If the applicant wants to claim credit for a planting cluster, then the arrangement of the plants shown on Sheet 2 must be in a cluster. The tree and shrubs should be located within a 20 foot square space together.

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4. This plan qualifies as a Major Buffer Management Plan because the total amount of planting required is greater than 5,000 square feet. Therefore, all of the provisions of COMAR 27.01.09.01-3.J must be met. The following should be added to the plan:
 - a. Notes regarding maintenance of the area to keep it free of invasive species and pest control practices.
 - b. A requirement for 100% survival at the end of the planting season for the 2nd year. The note currently only requires replacement before the beginning of the 2nd year.
 - c. An inspection agreement permitting the County to inspect the plantings at the appropriate time.
 - d. A signature by the applicant taking responsibility for the survival of the planting for two years in total.

5. Financial assurance for the planting material and survivability requirement is required.

Thank you for the opportunity to provide comment. If you have any questions, please contact me at (410) 260-3475.

Sincerely,



Kate Charbonneau
Regional Program Chief

Cc: Mr. Tom Davis, DMS & Associates
QC641-08

Martin O'Malley
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Lt. Governor



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Executive Director

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August 20, 2010

Mr. Steve Cohoon
Queen Anne's County
Dept of Land Use, Growth Mgt & Environment
160 Coursevall Drive
Centrevillw, MD 21617

Re: Queen Anne's County Medical Park
Buffer Management Plan

Dear Mr. Cohoon:

Thank you for submitting a copy of the current approved Buffer Management Plan for the Queen Anne's County Medical Park. As you know, I have asked for revisions to the BMP based on the growth allocation approval granted for the project on July 8, 2009. It appears there is some confusion on the part of the applicant as to which additional area of the plan required planting to be in conformance with this condition:

"Eliminate the area of parking located in the Critical Area over hydric soils and plant it with natural vegetation that will enhance the proposed bioswale. The County will submit a revised Buffer Management plan showing the proposed plantings for review and approval by Commission staff."

The applicant revised the site plan in accordance with the above condition by removing the area of parking over the hydric soil. However, this area does not indicate plantings on the approved BMP. To illustrate please find enclosed a copy of the BMP that was part of the growth allocation package reviewed by the Commission (stamped May 12, 2009) and a copy of the BMP you provided on August 19, 2010. I have highlighted the limit of hydric soil in yellow on both plans (the line is approximated on the 8/19/2010 plan). I have then circled in orange the area to be planted on the 8/19/2010 plan. I would

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Mr. Steve Cohoon

August 20, 2010

Page 2 of 2

appreciate your assistance in directing the applicant to adjust their plans accordingly. I look forward to receiving a revised plan.

Sincerely,

A handwritten signature in cursive script that reads "Kate Charbonneau".

Kate Charbonneau
Regional Program Chief

Cc: Ms. Holly Tompkins
Mr. Tom Davis

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

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May 17, 2010

Ms. Sandra Carter
Queen Anne's County
Dept of Land Use, Growth Mgt, and Environment
160 Coursevall Drive
Centreville, MD 21617

Re: MASP # 05-10-03-0008-C
Queen Anne's County Medical Park II

Dear Ms. Carter:

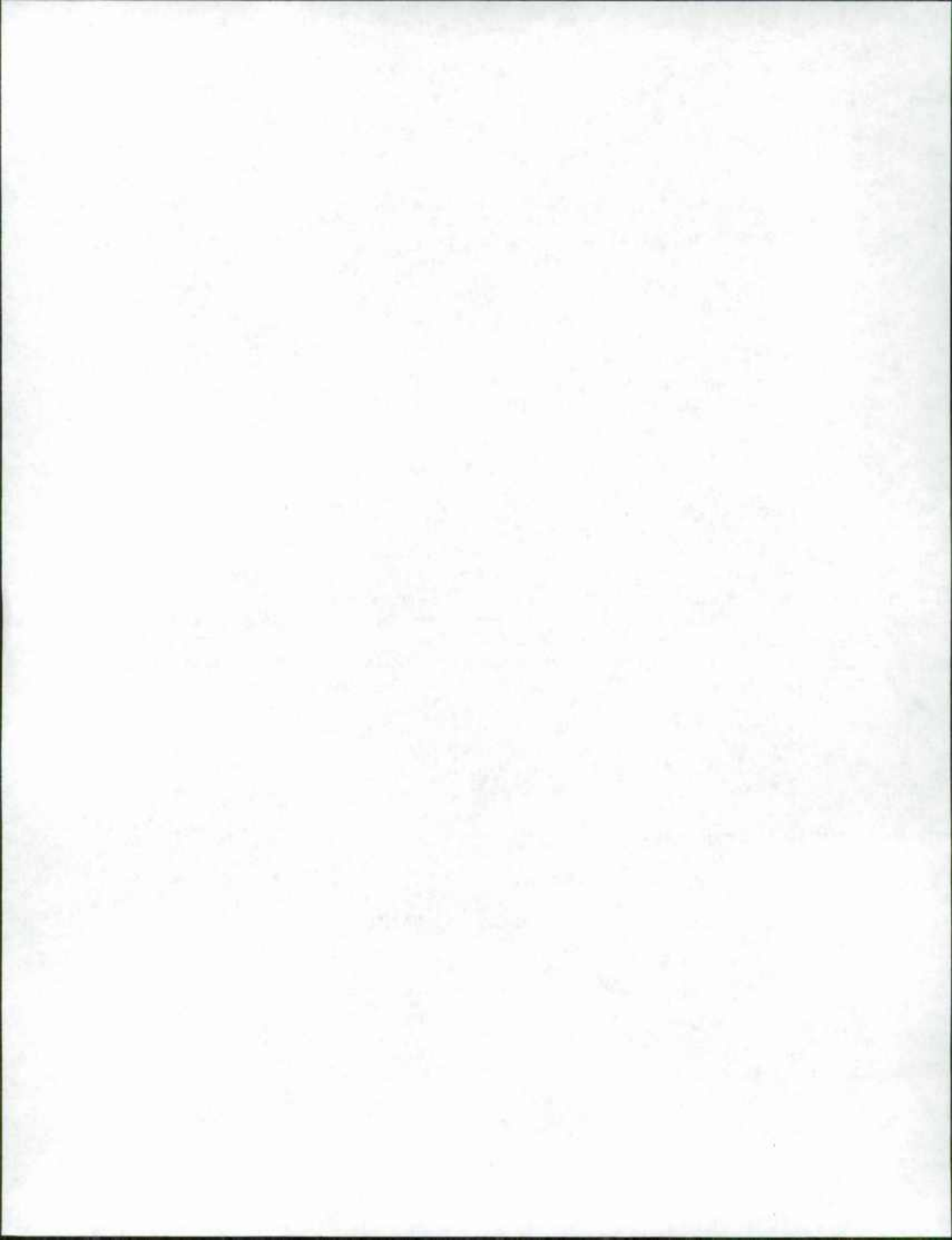
Thank you for submitting the above referenced major site plan for review and comment. The Queen Anne's County Medical Center is planning to construct Phase II of the park which includes an office building and associated parking. The site area is 14.67 acres of which 6.49 acres is located in the Critical Area. The site was granted growth allocation for Intensely Developed Area (IDA) on July 8, 2009. Based on that approval and the revised site plan submitted, I have the following comments:

1. The approval by the Critical Area Commission included the following condition:
"Eliminate the area of parking located in the Critical Area over hydric soils and plant it with natural vegetation that will enhance the proposed bioswale. The County will submit a revised Buffer Management plan showing the proposed plantings for review and approval by Commission staff."
Please amend the Buffer Management Plan accordingly.
2. A copy of the revised Critical Area map showing the property as IDA should have been forwarded to this office within 120 days of the growth allocation approval. I do not have a record of this submission, please forward a copy at this time.

Sincerely,

A handwritten signature in cursive script that reads "Kate Charbonneau".

Kate Charbonneau
Regional Program Chief
QC641-08



Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

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April 12, 2010

Ms. Sandra Carter
Queen Anne's County
Dept of Land Use, Growth Mgt, and Environment
160 Coursevall Drive
Centreville, MD 21617

Re: MASP #05-10-03-0008-C
Queen Anne's County Medical Park II

Dear Ms. Carter:

Thank you for submitting the above referenced major site plan for review and comment. The Queen Anne's County Medical Center is planning to construct Phase II of the park which includes an office building and associate parking. The site area is 14.67 acres of which 6.49 acres is located in the Critical Area. The site was granted growth allocation for Intensely Developed Area (IDA) on July 8, 2009. Based on that approval and the site plan submitted, I have the following comments:

1. The Critical Area Commission eliminated the area of parking over hydric (Othello) soils on the northeastern portion of the project. This is currently shown as future parking area, however it should be eliminated as the growth allocation approval eliminated this proposed impact to the hydric soil. Please revise.
2. The growth allocation approval also required a revised Buffer Management Plan that shows additional plantings in the area of the hydric soils. The planting details and schedule should meet the updated provisions of COMAR 27.01.09.01. Please submit a revised Buffer Management Plan at this time.
3. Please provide updated 10% calculations based on the proposed drainage areas within the Critical Area.

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4. Lastly, a copy of the revised Critical Area map showing the property as IDA should have been forwarded to this office within 120 days of the growth allocation approval. I do not have a record of this submission, please forward a copy at this time.

Thank you for the opportunity to provide comment. If you have any questions, please contact me at (410) 260-3475.

Sincerely,



Kate Charbonneau
Regional Program Chief

QC641-08

Cc: Ms. Holly Tompkins
Mr. Rick Davis

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
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Executive Director

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April 20, 2009

Mr. Steve Cohoon
Queen Anne's County
Department of Land Use, Growth Management
and Environment
160 Coursevall Drive
Centreville, Maryland 21617

Re: File #05-07-11-0003-C; Final Site Plan
Queen Anne's County Medical Park

Dear Mr. Cohoon:

Thank you for providing updated information regarding the above referenced project. We last provided technical site plan comments on January 6, 2009 and preliminary staff comments regarding the proposed growth allocation on April 6, 2009. On April 10, 2009 I received a final site plan for Phase I of the Medical Park which includes the emergency room and associated parking only and a conceptual stormwater management plan addressing the 10% pollutant reduction requirement in the Critical Area. This letter provides updated comments for each item.

Final Site Plan

1. Sheet C-2 indicates that the majority of development in the Critical Area will occur during Phase 3 but that the stormwater management pond will provide quantity control for the entire site. As was discussed on our site visit of April 8, 2009 the 100-foot Buffer to the tributary stream must be drawn from the outermost stream channel. It appeared the Buffer was drawn from an inner channel in the braided system we observed. Before final site plan approval is granted, the location of the 100-foot Buffer should be reconfirmed as it could impact the location of the stormwater management pond and the location of other development.

Conceptual Stormwater Management

2. The final site plan included detailed stormwater management plans for Phase I, but not for Phase II or Phase III. In order to provide a complete review of the 10% pollutant reduction calculations, the detailed plans are necessary for Phase II and Phase III. A significant portion of the pollutant removal requirement is being met using a porous

Mr. Steve Cohoon
MASP #05-07-01-0001-C
April 20, 2009
Page 2 of 2

pavement/infiltration trench. We would like to review this system more completely, particularly given the nature of the hydric soils where one of these system is proposed.

3. The 10% pollutant reduction calculations should be revised as follows:
 - a. The site area within the Critical Area at Step A:1) should be based on the entire IDA, or 6.488 acres.
 - b. The % drainage area served by each BMP is based on the percentage of drainage area within the Critical Area and should not include drainage outside the Critical Area.
 - c. Please breakout the impervious surface area by type at Step A:2). Please note, that the area of porous concrete should be included in the total area of imperviousness and not discounted since this is used as a BMP.

4. Disturbance to the 100-foot Buffer for the stormwater outfall should be mitigated at a ratio of 2:1 which is consistent with the Critical Area Commission's guidance. Therefore, for Buffer forest clearing of 0.130 acres, the applicant must provide mitigation for 0.26 acres. This mitigation should be included on a Buffer Management Plan that must be included with the growth allocation submittal.

Thank you for the opportunity to provide comment. If you have any questions or concerns please contact me at (410) 260-3475.

Sincerely,



Kate Charbonneau
Regional Program Chief
QC641-08

Cc: Ms. Martha Herman

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

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Executive Director

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April 6, 2009

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

Re: Queen Anne's County Medical Park
Growth Allocation Request
Preliminary Staff Comments

Dear Ms. Tompkins:

Thank you for submitting a copy of the petition to the County Commissioners for growth allocation map amendment for the above referenced project for review and comment. The request for growth allocation approval will be heard by the Planning Commission on April 9, 2009. Critical Area Commission staff has previously provided review and comment on this proposal on December 1, 2008 and January 6, 2009. Based on the material submitted I have the following additional comments:

1. As of April 6, 2009 regarding growth allocation submittal requirements as described in COMAR 27.01.02.05-1 & 2 are in effect. The County submission of this growth allocation request to the Critical Area Commission must meet these regulations.
2. The material submitted to date does not address Section 14:1-52 regarding the required expansion of the 100-foot Buffer for adjacent hydric soils.
3. To date, this office has not received a preliminary plan demonstrating compliance with the 10% pollutant removal requirements.
4. A Buffer Management Plan addressing the impacts proposed to the Buffer for the stormwater management outfall is required per the new growth allocation submittal requirements.

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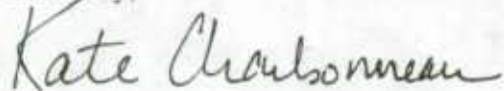
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Ms. Holly Tompkins
Queen Anne's County Medical Park
April 6, 2009
Page 2 of 2

5. As previously noted, the growth allocation submission must also address Natural Resources Article, §8-1808.1(c)1 & (c)3.

These comments are based on preliminary review of the materials provided. Staff may have additional comments or requests for information once formal submission to this office has been made. Please feel free to contact me if you have any questions or concerns.

Sincerely,



Kate Charbonneau
Regional Program Chief

Cc: Steve Cohoon, Chief
Martha Herman, Queen Anne's County

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

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January 6, 2009

Ms. Martha Herman
Queen Anne's County
Dept. of Land Use, Growth Mgt. & Env.
160 Coursewall Drive
Centreville, Maryland 21617

Re: File #05-07-11-0003-C; Revision #1
Queen Anne's County Medical Park

Dear Ms. Herman:

Thank you for providing updated information regarding the above referenced project. Marshall Johnson previously provided comments on December 1, 2008. Our remaining comments are outlined below:

1. The soil survey indicates hydric soils are located adjacent to the 100-foot buffer and non-tidal wetland buffer which would require expansion under Section 14:1-52. Please provide this office a copy of the determination made by the Planning Commission regarding this requirement. The findings must evaluate whether the development will or may adversely affect the adjacent stream and wetlands.
2. As previously stated by Mr. Johnson, conceptual stormwater management plans and 10% stormwater pollution reduction calculations must be included in a growth allocation submittal to the Critical Area Commission.
3. The applicant will need to resurvey for the presence of Delmarva Fox Squirrel. The Critical Area Commission will not accept a survey more than 2 years old.



Ms. Martha Herman
Queen Anne's Medical Park
January 6, 2008
Page 2 of 2

Please note the comments regarding the growth allocation process contained in the previous letter still apply. Please contact me at (410) 260-3475 if you have any questions. Thank you for the opportunity to provide further comment.

Sincerely,

Kate Charbonneau

Kate Charbonneau
Regional Program Chief

Cc: Ms. Holly Tompkins
QC641-08

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
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1804 West Street, Suite 100, Annapolis, Maryland 21401
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December 1, 2008

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

RE: 05-08-11-0003-C, Medical Park

Dear Ms. Tompkins:

Thank you for providing information on the above referenced proposal to construct a new medical facility. The site is an undeveloped agricultural property located partially within the Resource Conservation Area (RCA) of the Chesapeake Bay Critical Area and there is a Critical Area Buffer on the site from an adjacent tributary stream. The Code of Maryland Regulations (COMAR) 27.01.02.05 and County Code § 14:1-39 do not allow the proposed use in the RCA; therefore, as you know, growth allocation will be required for this project. Please contact me to discuss the procedure and materials required for the County to make a growth allocation request for this project. I have provided preliminary comments below on the site plan that was submitted and addressed the proposal assuming that growth allocation will be requested to change the Critical Area designation from RCA to Intensely Developed Area (IDA).

1. A wetland delineation is required to accurately locate the 100-foot Buffer. The 100-foot Buffer must be expanded to include any contiguous non-tidal wetlands. Additionally, under § 14:1-52 the County Planning Commission must make a determination for Buffer expansion at this site.
2. The 10% stormwater pollution reduction calculations submitted state that additional BMPs in a series will be needed to meet the 10% requirements. In order to submit the growth allocation request, the applicant must submit conceptual stormwater management plans and a revised Worksheet A to address the entire 10% removal requirement. Typically treatment ponds or other best management practices (BMPs) are not allowed in the Critical Area 100-foot

Buffer. The plans submitted show a BMP in an area with hydric soil contiguous to the Buffer, for which the Buffer may require expansion (see comment above).

3. The submission for growth allocation must also include a letter from the DNR Wildlife and Heritage Service regarding the project. Any additional requirements of DNR Wildlife and Heritage Service for habitat protection areas must be addressed.
4. Based on our review of aerial imagery, it appears the site may qualify as potential FIDS (Forest Interior Dwelling Species) habitat. If DNR Wildlife and Heritage Service indicates the site contains FIDS habitat, the growth allocation request should contain information regarding this resources and any proposed impacts. A field survey may be appropriate to confirm the presence of FIDS. Please review the 2000 guidance manual "A Guide to the Conservation of Forest Interior Dwelling Birds in the Chesapeake Bay Critical Area" for further details.

In addition to the comments above, I have the following information regarding the growth allocation process.

The Critical Area law and Criteria contain standards pertaining to the location of new LDA and IDA within the Critical Area. The County must address the following standards for the proposed growth allocation project.

- a) Locate a new Intensely Developed Area in a Limited Development Area or adjacent to an existing Intensely Developed Area in the County.
- b) Locate a new Limited Development Area adjacent to an existing Limited Development Area or an Intensely Developed Area.
- c) Locate a new Intensely Developed Area in a Limited Development Area in a manner that minimizes impacts to a habitat protection area as defined in COMAR 27.01.09, and in an area and manner that optimizes benefits to water quality.
- d) Locate new Intensely Developed Area or Limited Developed Area in a Resource Conservation Area at least 300 feet beyond the landward edge of tidal wetlands.
- e) New Intensely Developed or Limited Development Areas to be located in the Resource Conservation Area shall conform to all criteria of the Commission for Intensely Developed or Limited Development Areas and shall be designated on the comprehensive zoning map submitted by the local jurisdiction as part of its application to the Commission for program approval or at a later date in compliance with Section 8-1809(g).
- f) Except in Calvert, Caroline, Cecil, Charles, Dorchester, Kent, Queen Anne's, St. Mary's, Somerset, Talbot, Wicomico, and Worcester, no more than one-half of the expansion allocated in the criteria of the Commission may be located in Resource Conservation Areas.
- g) The area of expansion of Intensely Developed or Limited Development Areas, or both, may not exceed an area equal to 5 percent of the county's portion of the Resource Conservation Area lands that are not tidal wetland or federally owned.
- h) When planning future expansions of Intensely Developed and Limited

Development Areas, counties, in coordination with affected municipalities, shall establish a process to accommodate the growth needs of the municipalities.

- i) New Intensely Developed Areas should be located where they minimize impacts to the defined land uses of the Resource Conservation Area.

If the above standard a) can not be met by the project, there is an option for the County to propose a text amendment to the County Critical Area ordinance for approval by the Commission with locational standards that can be used as an alternative to the adjacency requirements in reviewing these proposals.

As of July 1, 2008, the growth allocation guidelines found in Natural Resources Article 8-1808.1(c) are standards. In addition, the Commission shall consider the following additional factors for a map amendment or refinement involving a new IDA:

- a) Consistency with the jurisdiction's adopted comprehensive plan and whether the growth allocation would implement the goals and objectives of the adopted plan;
- b) Whether the development is to be served by a public wastewater system;
- c) Whether the development is to have an allowed average density of at least 3.5 units per acre, as calculated under §5-7B-03(H) of the State Finance and Procurement Article;
- d) To have a demonstrable economic benefit to the area
- e) Consistency with the State and Regional environmental protection policies concerning the protection of threatened and endangered species and species in need of conservation that may be located on or off-site;
- f) Impacts on a Priority Preservation Area, as defined under §2-518 of the Agriculture Article;
- g) Environmental impacts associated with wastewater and stormwater management practices and wastewater and stormwater discharges to tidal waters, tidal wetlands, and tributary streams; and
- h) Environmental impacts associated with location in a coastal hazard area or an increased risk of severe flooding attributable to the proposed development.

As part of the formal growth allocation submittal package to the Commission, the County (applicant) must address each of the above factors.

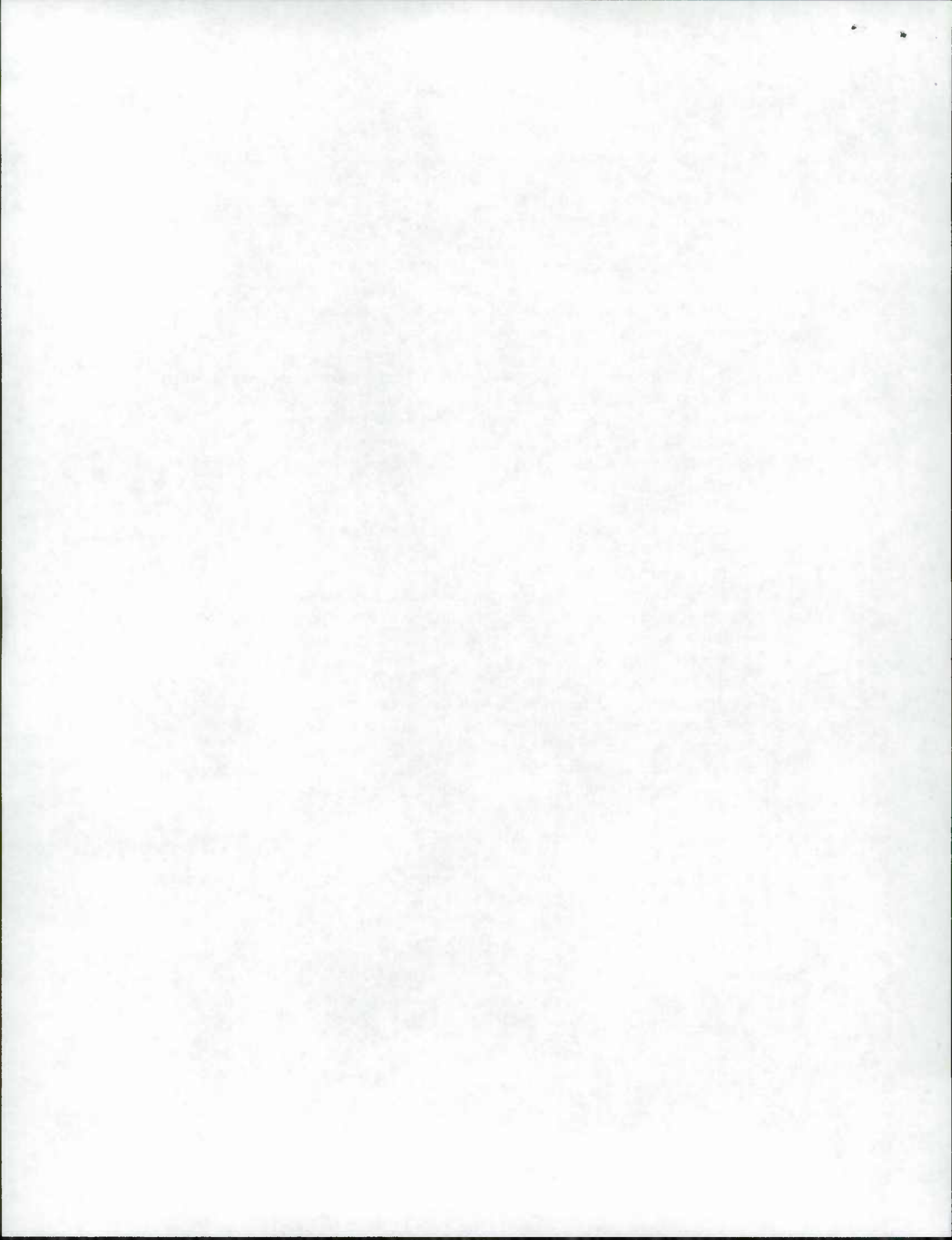
Thank you for the opportunity to provide comments on this proposal. If you have any additional questions please contact me at 410-260-3479.

Sincerely,



Marshall Johnson
Natural Resources Planner

cc: QC 641-08





MARYLAND
DEPARTMENT OF
NATURAL RESOURCES

FEB 25 2009

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

February 23, 2009

Wm. Thomas Davis, Jr.
DMS & Associates, LLC
P.O. Box 80
Centreville, MD 21617

RE: Proposed QA County Medical Park

Dear Mr. Davis:

I have reviewed the concept plan (dated 12/12/08) for the Queen Anne's County Medical Park off Nesbit Road near Grasonville, as requested, for impacts to the endangered Delmarva fox squirrel. A survey for Delmarva fox squirrels (DFS) was conducted in 2004 on the property by Three-Square Wildlife Services, LLC. No DFS were live trapped or observed during that survey, which was conducted in accordance with protocols established by the U.S. Fish & Wildlife Service and conducted under a permit from the Maryland Department of Natural Resources.

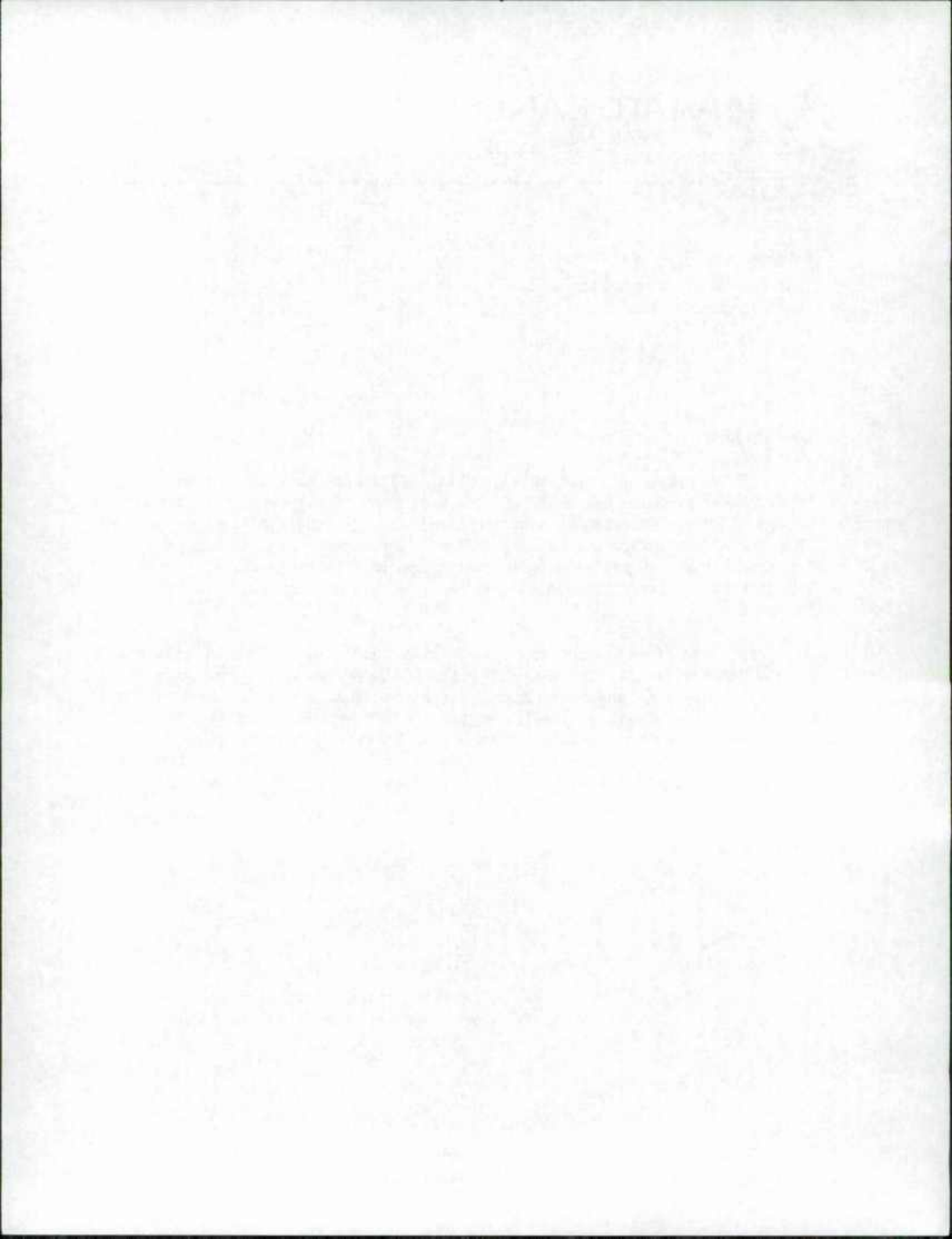
The Critical Area Commission has requested that the area of the proposed Queen Anne's Medical Park be resurveyed since the results of the 2004 survey are more than two years old. I discussed your proposed project with Kate Charbonneau of the Critical Area Commission. I told her that the medical center is proposed in the open field portion of the property (which is not DFS habitat) and no suitable DFS habitat is proposed to be cleared. Most of the potential Delmarva fox squirrel habitat previously surveyed is on the west side of Nesbit Road and the proposed medical center is on the east side of Nesbit Road.

As proposed, the construction of the Queen Anne's County Medical Park will not adversely impact DFS or its habitat.

Sincerely,

Glenn D. Therres, Associate Director
Wildlife and Heritage Service

cc: K. Charbonneau
L. Byrne



- LEGEND**
- SHADED AREA INDICATES ALL HYDRIC SOILS (OTHELLO) ON SITE = 169,518 SQ. FT. STREAM BUFFER EXTENDED TO INCLUDE HYDRIC (OTHELLO) SOILS PER CONDITION OF APPROVAL OF CHANGE OF CRITICAL AREA DESIGNATION FROM RCA TO IDA.
 - 10,848 SQ. FT. OF HYDRIC SOIL WITHIN STREET BUFFER (TO BE LANDSCAPED WITH SITE PLAN APPROVAL) AND DP&L EASEMENT
 - 2850 SQ. FT. OF WOODED HYDRIC SOIL PROPOSED FOR CLEARING WITHIN CRITICAL AREA FOR STORMWATER MANAGEMENT OUTFALL. MITIGATION REQUIRED AT 2:1 RATIO. SEE SHEET 2. THIS AREA IS ALSO PART OF PLATTED DRAINAGE, UTILITY, PEDESTRIAN, ETC. EASEMENT RECORDED IN PLAT BOOK S.M. 40/67.
 - 106,238 SQ. FT. OF EXISTING PROTECTED FOREST (ON HYDRIC SOIL) PER FULL FOREST CONSERVATION PLAN RECORDED IN PLAT BOOK S.M. 40, FOLIO 67 & 67D, SHEETS 3 & 4 OF THE MINOR SUBDIVISION & ADMINISTRATIVE PLAT OF THE LANDS OF BLAND HESBIT AND MICHAEL COOPER RECORDED APRIL 16, 2009. (DOES NOT INCLUDE PLATTED EASEMENT AREA).
 - INDICATES 5,531 SQ. FT. OF EXISTING 15' WIDE REVISED CHESAPEAKE AND POTOMAC TELEPHONE COMPANY EASEMENT (ON HYDRIC SOIL) RECORDED NOV. 9, 2009 IN LIBER M.W.M. 1908/474 TO REPLACE EASEMENT RECORDED IN M.W.M. 351/925.
 - INDICATES 11,199 SQ. FT. OF HYDRIC SOILS WITHIN PLATTED DRAINAGE, UTILITY, PEDESTRIAN, VEHICULAR AND SIDEWALK EASEMENTS AS SHOWN ON MINOR/ADMINISTRATIVE SUBDIVISION PLAT RECORDED IN PLAT BOOK S.M. 40, FOLIO 67, THROUGH L.O.D. AND SUBJECT TO THE EASEMENT. THE AREA CLEARED FOR SWM OUTFALL (2850 SQ. FT.) IS NOT INCLUDED IN THE 11,199 SQ. FT.
 - INDICATES 2,820 SQ. FT. OF HYDRIC SOILS WITHIN EXISTING WOODLANDS NOTE: THIS AREA IS NOT INCLUDED IN THE FOREST CONSERVATION PROTECTED WOODLANDS AS SHOWN ON MINOR/ADMINISTRATIVE SUBDIVISION PLAT RECORDED IN PLAT BOOK S.M. 40, FOLIO 67.
 - INDICATES 19,971 SQ. FT. OF HYDRIC SOILS DEDICATED TO STORMWATER MANAGEMENT IMPROVEMENTS.
- LIMITS OF DISTURBANCE**
LIMITS OF EXISTING WOODLANDS
LIMITS OF SOIL TYPES

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.

TREES AND SHRUBS SHALL NOT BE PRUNED BEFORE DELIVERY. ALL PLANTS WITH A DAMAGED OR CROOKED LEADER OR MULTIPLE LEADERS, ABRASIONS ON THE BARK, SUNSCALD, DISFIGURING KNOTS OR FRESH CUTS OVER 1/2" WILL BE REJECTED.

PERENNIALS AND GRASSES SHALL BE CONTAINER GROWN, HEALTHY VIGOROUS, WELL-ROOTED AND HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING SIDE OF CONTAINER AND MAINTAIN A FIRM GALL WHEN REMOVED FROM CONTAINER. CONTAINER SHALL BE RIGID ENOUGH TO HOLD SHAPE AND PROTECT ROOT MASS DURING SHIPPING AND BE SIZED ACCORDING TO ANSI 260 FOR TYPE AND SIZE OF PLANT REQUIRED. PROVIDE ONLY PLANTS THAT ARE ACCLIMATED TO OUTDOOR CONDITIONS BEFORE DELIVERY.

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 PRESIDE.

(2) TOPSOIL SHALL BE FERTILE, FRIABLE AND TYPICAL OF THE LOCALITY. IT SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS AND SHALL NOT BE DELIVERED IN A FROZEN OR MOIST CONDITION. TOPSOIL THAT CANNOT BE RESTORED TO A REASONABLE PLANTING SOIL SHALL BE REMOVED AND REPLACED WITH FERTILE NATIVE SOILS.

(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 SHALL BE A SUITABLE LENGTH OF TWO-PLY, REINFORCED BLACK RUBBER HOSE 3/4" INCH IN DIAMETER; STAKES SHALL CONFORM TO THE DETAIL ON THIS SHEET.

(5) MULCH: MULCH SHALL BE ORGANIC DOUBLE SHREDED HARDWOOD BARK FREE OF HERBICIDES, LARGE CHUNKS AND WEEDS AND AGED A MINIMUM OF 6 MONTHS.

B. APPLICABLE SPECIFICATIONS AND STANDARDS:

(1) "STANDARDIZED PLANT NAMES," LATEST EDITION AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, LATEST EDITION.

(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 (BAG) 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 FIBRUS AND FEEDING ROOTS. PLANTS MOVED WITH A SHovel 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 FIT AREAS WHERE UNDERGROUND UTILITIES (ELECTRIC, GAS, CABLE/COMMUNICATIONS LINES, WATER LINES, SEWER, ROOF LEADERS, STORM DRAIN PIPE, 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 DIRECTLY OVER ANY EXISTING UNDERGROUND UTILITIES. OFFSET A REASONABLE AND PRACTICAL DISTANCE TO AVOID ANY IMMINENT OR FUTURE CONFLICT.

E. PLANTING OPERATIONS:

DO NOT MIX OR PLACE SOILS AND SOIL AMENDMENTS IN FROZEN, WET OR MUDDY CONDITION. SUSPENDING SOIL SPREADING, GRADING AND TILLING OPERATIONS DURING PERIODS OF EXCESS SOIL MOISTURE UNTIL MOISTURE CONTENT REACHES ACCEPTABLE LEVELS TO ATTAIN THE REQUIRED RESULTS. UNIFORMLY MOISTEN EXCESSIVELY DRY SOIL THAT IS NOT WORKABLE AND TOO DUSTY.

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 PLANTS 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 ONE INCH LAYER OF BARKMULCH IMMEDIATELY AFTER PLANTING AND WORK INTO THE TOP THREE INCHES OF THE PLANTING SOIL TO WORKED BEDS TO A DEPTH OF 3". FORM A 3" EARTH SAUCER AROUND EACH PLANT. PROVIDE A 4" DIAMETER MULCH CIRCLE AROUND THE BASE OF ALL TREES. IN NO INSTANCE IS MULCH TO BE PILED AGAINST THE BASE OF TREE AND SHRUB TRUNKS. MULCH AREAS AROUND BASE OF EACH PLANT, IN PLANTER AREAS AND AROUND THE PERIMETERS OF BUILDINGS. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.

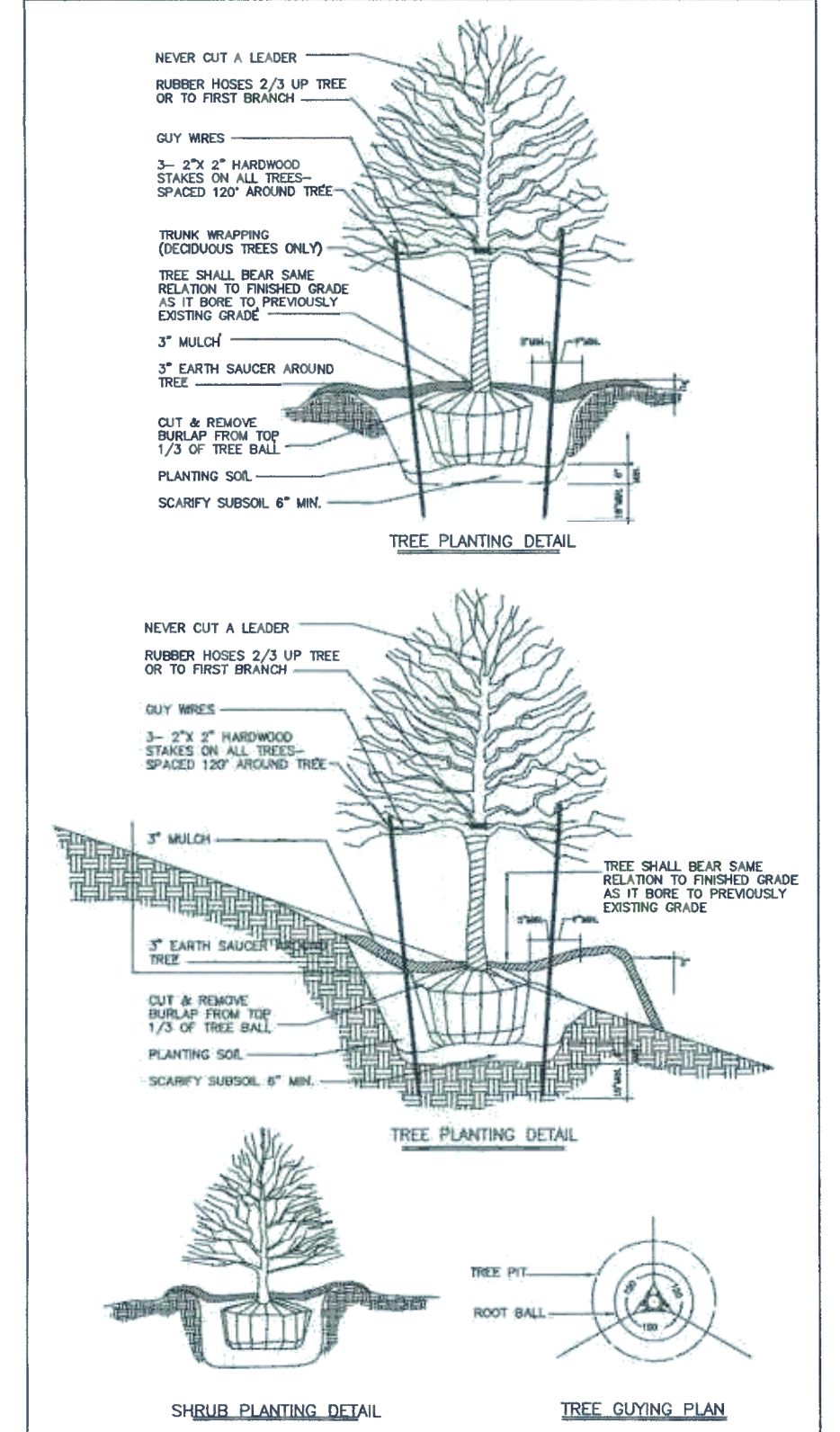
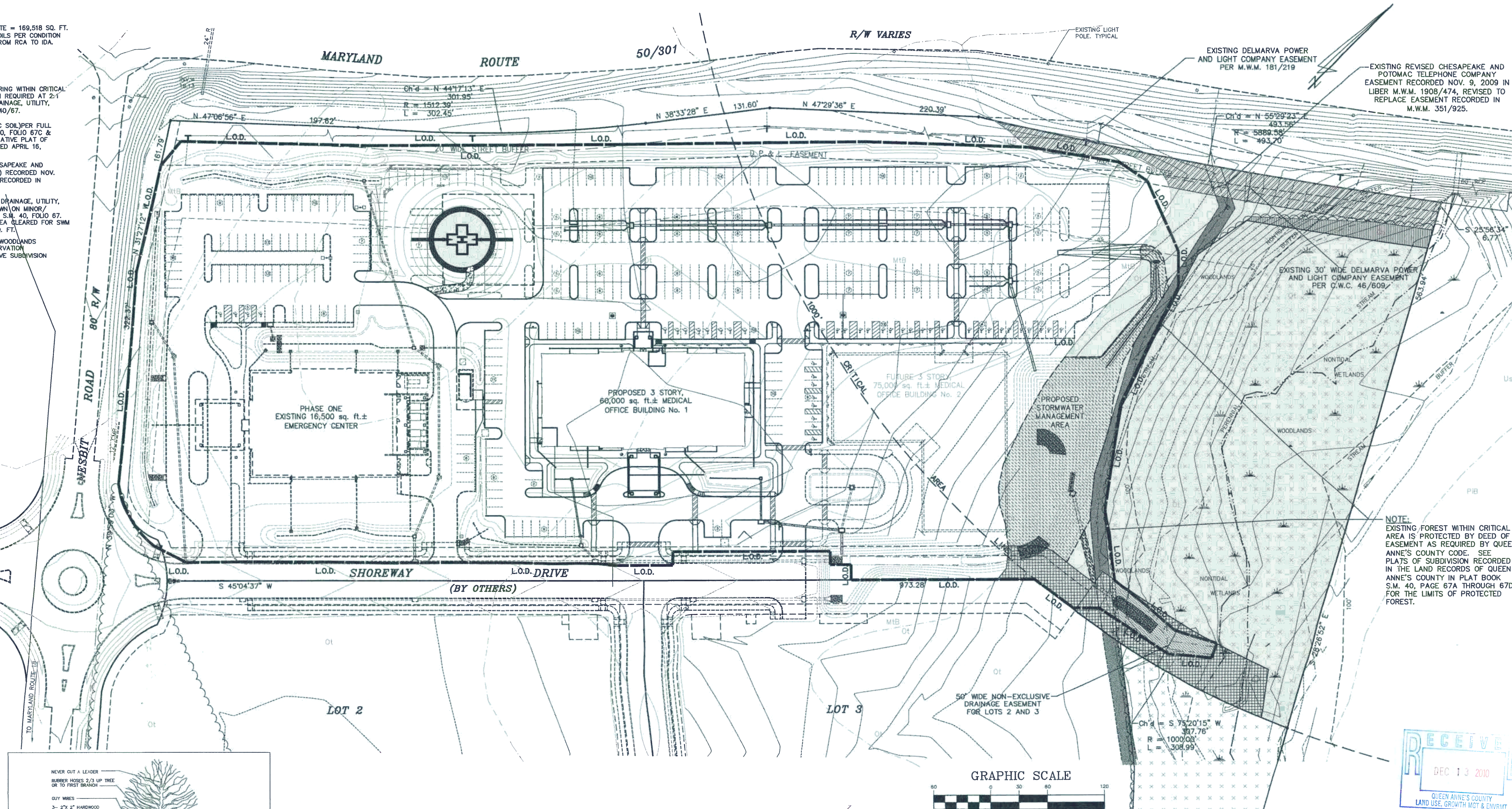
F. STAKING AND PRUNING:

STAKING SHALL BE COMPLETED IMMEDIATELY AFTER PLANTING. PLANTS SHALL STAND PLUMB AFTER STAKING. STAKES AND GUY WIRES SHALL BE OF THE SIZE AND MATERIAL SPECIFIED ABOVE AND POSITIONED AS SHOWN ON THE ACCOMPANYING PLANTING DETAIL. THEY SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD AND DISPOSED OF OFF SITE BY THE CONTRACTOR.

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 TWO (2) FULL YEARS 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 DETAIL

BUFFER MANAGEMENT/MITIGATION CALCULATIONS

MITIGATION FOR DISTURBANCE WITHIN CRITICAL AREA BUFFERS: IN ACCORDANCE WITH CHAPTER 14 OF THE COUNTY CODE, ANY DISTURBANCE OF NATURAL VEGETATION OR CONSTRUCTION WITHIN THE CRITICAL AREA BUFFER WILL BE REQUIRED TO PROVIDE A BUFFER MANAGEMENT PLAN AND PROVIDE MITIGATION TO OFFSET THE PROPOSED DISTURBANCE.

| | |
|---|---------------------------|
| AREA OF PROPOSED BUFFER DISTURBANCE: | 2,850 SQ. FT. |
| NUMBER OF TREES TO BE CLEARED/REMOVED: | 0 |
| MITIGATION RATIO FOR SHORE EROSION CONTROL: | 2:1 |
| AREA OF REQUIRED MITIGATION: | 5,700 SQ. FT. (0.131 AC.) |

CONVERSION OF SQUARE FEET TO NUMBER OF REQUIRED TREES PER MITIGATION STANDARDS OF §27.01.09.01-2.H.1

| | |
|--|----------------------|
| 9 PLANTING CLUSTER #1 @ 300 SQ. FT. CREDIT PER CLUSTER: | 2,700 SQ. FT. CREDIT |
| 9 x 1 = 9 CANOPY TREES; AND | |
| 8 PLANTING CLUSTER #2 @ 350 SQ. FT. CREDIT PER CLUSTER: | 2,800 SQ. FT. CREDIT |
| 8 x 2 = 16 UNDERSTORY TREES; AND | |
| 8 x 6 = 48 SMALL SHRUBS | |
| 4 ONE-GALLON, 4" HIGH LARGE SHRUBS @ 50 SQ. FT. CREDIT PER SHRUB | 200 SQ. FT. CREDIT |
| TOTAL AREA OF CREDIT FOR PROPOSED TREES AND SHRUBS: | 5,700 SQ. FT. CREDIT |

NOTE: THE NUMBER OF PLANTS PROMISED ON THIS PLAN TO ADDRESS THE MITIGATION REQUIREMENTS IS NINE (9) 2" CAL. CANOPY TREES, 16 UNDERSTORY TREES, 31 LARGE SHRUBS AND 48 SMALL SHRUBS FOR A TOTAL CREDIT OF 5,700 SQ. FT. OF MITIGATION.

GROWTH ALLOCATION CONDITIONS REGARDING STREAM BUFFER

ADDITIONAL PLANTINGS REQUIRED PER CONDITIONS OF FAVORABLE RECOMMENDATION OF GROWTH ALLOCATION PETITION #CA-05-09-03-0006-C

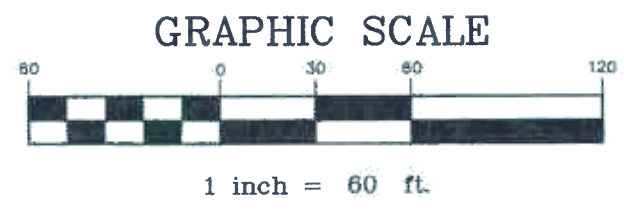
IN ACCORDANCE WITH THE APRIL 5, 2009, FAVORABLE RECOMMENDATION BY THE PLANNING COMMISSION FOR 6,486 ACRES OF GROWTH ALLOCATION TO CHANGE THE CRITICAL AREA DESIGNATION FROM RESOURCE CONSERVATION (RCA) TO INTENSELY DEVELOPED AREA (IDA) THE FOLLOWING CONDITION REQUIRES THE STREAM BUFFER TO BE EXTENDED BEYOND 100 FEET TO INCLUDE 100 FEET WIDE NONTIDAL BUFFERS AND TO THE EXTENT POSSIBLE, PROVIDE FOR ADDITIONAL PLANTINGS IN THE AREAS OF HYDRIC SOILS NOT DEDICATED TO REQUIRED STORMWATER MANAGEMENT IMPROVEMENTS.

NOTE: THERE ARE ADDITIONAL EXISTING CONDITIONS THAT AFFECT THE PLANTING OF HYDRIC SOILS IN THE EXTENDED STREAM BUFFER AND THOSE AREAS ARE DISPLAYED IN CALCULATIONS BELOW:

| | |
|--|-----------------|
| AREA OF HYDRIC SOILS (OTHELLO SOILS) ON SITE: | 169,518 SQ. FT. |
| LESS THE AREAS OF HYDRIC SOILS THAT CANNOT BE PLANTED FOR SPECIFIC REASONS LISTED BELOW: | 159,457 SQ. FT. |
| AREA OF HYDRIC SOILS WITHIN LANDSCAPED STREET BUFFER AND DP&L EASEMENT ALONG RT. 50/301: | 10,848 SQ. FT. |
| AREA OF EXISTING WOODLANDS ON HYDRIC SOILS: | 2,820 SQ. FT. |
| AREA OF HYDRIC SOILS REQUIRED TO BE FORESTED PER FULL FOREST CONSERVATION PLAN PER SUBDIVISION: | 106,238 SQ. FT. |
| AREA OF HYDRIC SOILS LOCATED IN REVISED CHESAPEAKE & POTOMAC EASEMENTS: | 5,531 SQ. FT. |
| AREA OF HYDRIC SOILS LOCATED IN 50' DRAINAGE EASEMENT AND EASEMENT FOR SIDEWALK, UTILITY, PEDESTRIAN, AND VEHICULAR ACCESS FOR LOTS 1 & 2 PER RECORDED SUBDIVISION PLAT: | 14,049 SQ. FT. |
| AREA OF HYDRIC SOILS DEDICATED TO STORM WATER MANAGEMENT PRACTICES/IMPROVEMENTS: | 19,971 SQ. FT. |
| AREA OF HYDRIC SOILS AVAILABLE FOR PLANTING: | 10,061 SQ. FT. |
| AREA OF HYDRIC SOILS TO BE PLANTED WITH MITIGATION PLANTINGS (SEE CALCULATIONS ABOVE): | 5,700 SQ. FT. |
| AREA OF HYDRIC SOILS TO BE PLANTED PER CONDITIONS OF GROWTH ALLOCATION PETITION #CA-05-09-03-0006-C: | 4,361 SQ. FT. |

CONVERSION OF SQUARE FEET TO NUMBER OF REQUIRED TREES PER STANDARDS OF §27.01.09.01-2.H.1

| | |
|--|----------------------|
| 7 PLANTING CLUSTER #1 @ 300 SQ. FT. CREDIT PER CLUSTER: | 2,100 SQ. FT. CREDIT |
| 7 x 1 = 7 CANOPY TREES; AND | |
| 6 PLANTING CLUSTER #2 @ 350 SQ. FT. CREDIT PER CLUSTER: | 2,100 SQ. FT. CREDIT |
| 6 x 2 = 12 UNDERSTORY TREES; AND | |
| 6 x 6 = 36 SMALL SHRUBS | |
| 1 ONE-INCH CAL. 6" HIGH CANOPY TREE @ 100 SQ. FT. CREDIT PER TREE | 100 SQ. FT. CREDIT |
| 3 ONE-GALLON, 18" HIGH SMALL SHRUBS @ 25 SQ. FT. CREDIT PER SHRUB | 75 SQ. FT. CREDIT |
| TOTAL AREA OF CREDIT FOR PROPOSED TREES AND SHRUBS: | 4,375 SQ. FT. CREDIT |
| NOTE: THE NUMBER OF PLANTS PROMISED ON THIS PLAN TO ADDRESS THE CONDITIONS OF GROWTH ALLOCATION IS SEVEN (7) 2" CAL. CANOPY TREES, 12 UNDERSTORY TREES, 21 LARGE SHRUBS AND 36 SMALL SHRUBS FOR A TOTAL CREDIT OF 4,375 SQ. FT. OF HYDRIC SOILS. | |



SEE ENLARGEMENT OF MITIGATION AREA ON SHEET 2 FOR A MORE DETAILED VIEW.

STATEMENT OF PURPOSE AND INTENT

THE PURPOSE OF THESE PLATS IS TWO-FOLD:

- TO ADDRESS THE CONDITIONS PLACED UPON THE OWNER/DEVELOPER BY THE QUEEN ANNE'S COUNTY PLANNING COMMISSION FOR A FAVORABLE RECOMMENDATION BY THE PLANNING COMMISSION TO AWARD 6,486 ACRES OF GROWTH ALLOCATION TO CHANGE THE CRITICAL AREA DESIGNATION OF PARCEL 820, TAX MAP 58, FROM RESOURCE CONSERVATION (RCA) TO INTENSELY DEVELOPED AREA (IDA) FOR CONSTRUCTION OF AN EMERGENCY CENTER AND ASSOCIATED MEDICAL BUILDINGS AS OUTLINED IN GROWTH ALLOCATION PETITION #CA-05-09-03-0006-C. SPECIFIC TO THESE DRAWINGS IS CONDITION NUMBER (4)(b) WHEREBY THE STREAM BUFFER IS TO BE EXPANDED BEYOND 100 FEET TO INCLUDE AREAS OF NONTIDAL WETLAND BUFFERS AND TO THE EXTENT POSSIBLE, PROVIDE FOR ADDITIONAL PLANTINGS IN THE AREAS OF HYDRIC SOILS NOT DEDICATED TO REQUIRED STORMWATER MANAGEMENT IMPROVEMENTS.
- TO AMEND THE CONFIGURATION OF THE MITIGATION AREA REQUIRED AT A 2:1 RATIO FOR THE DISTURBANCE OF 2,850 SQ. FT. OF EXISTING WOODLAND IN THE CRITICAL AREA BUFFER FOR THE CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES. THE MITIGATION AREA HAS BEEN REDEFINED TO ACCOMMODATE APPROVED CHANGES TO THE ALIGNMENT OF THE TRAPEZOIDAL CHANNEL USED FOR STORMWATER PURPOSES IN CONNECTION WITH THE DEVELOPMENT OF THE MEDICAL EMERGENCY BUILDING (PHASE ONE). THE AREA OF REQUIRED MITIGATION REMAINS UNCHANGED AT 5,700 SQUARE FEET.

ONCE APPROVED BY THE DEPARTMENT OF LAND USE, GROWTH MANAGEMENT & ENVIRONMENT, THESE PLANS WILL NULLIFY AND REPLACE THE FORMER BUFFER MANAGEMENT PLAN PREPARED AS A PART OF THE PHASE 1 EMERGENCY CENTER SITE PLAN.

NOTES

- TAX MAP - 58, GRID - 11, PARCEL - 820, LOT - 1.
- PROPERTY LINE INFORMATION SHOWN HEREIN IS TAKEN FROM SUBDIVISION PLAT PREPARED BY LANE ENGINEERING, INC. IN AUGUST, 2008. PLAT REFERENCE : LIBER S.M. 40, FOLIO 67 A-D.
- FOR DEED REFERENCE, SEE LIBER S.M. 1854, FOLIO 601 AND LIBER S.M. 1857, FOLIO 403.
- CURRENT ZONING CLASSIFICATION IS "SE" (SUBURBAN ESTATE)
- THE PROPERTY IS PARTIALLY LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA DESIGNATION - IDA. GROWTH ALLOCATION WAS APPROVED ON SEPTEMBER 12, 2009 (SEE GROWTH ALLOCATION PETITION #CA-05-09-03-0006-C).
- SITE IS PARTIALLY LOCATED WITHIN 100 YEAR FLOOD PLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 240054 0047 B. (ZONES "A8", "B" & "C").
- TOPOGRAPHICAL CONTOURS SHOWN HEREON ARE THE RESULT OF FIELD RUN TOPOGRAPHY BY LANE ENGINEERING, INC., IN AUGUST, 2008.
- SOILS SHOWN HEREON ARE SCALED FROM 1994-1995 SOILS SURVEY MAP No. 33 OF QUEEN ANNE'S COUNTY. THE HYDRIC SOIL "O" OTHELLO SILT LOAM IS LOCATED ON THE SITE.
- ALL NATURAL RESOURCES (i.e., NONTIDAL WETLANDS, WOODLANDS PERENNIAL STREAM AND BUFFER) SHOWN HEREON ARE THE RESULT OF A FIELD RUN SURVEY BY LANE ENGINEERING, INC. IN AUGUST, 2008 AND APRIL, 2009. THERE ARE NO STEEP SLOPES ON THE SITE.
- FOREST CONSERVATION HAS BEEN ADDRESSED AS PART OF THE SUBDIVISION PROCESS. SEE MINOR SUBDIVISION No. 05-08-08-0010-C.

OWNER:
 QUEEN ANNE'S COUNTY COMMISSIONERS
 c/o GREG TODD
 107 N. LIBERTY STREET
 CENTREVILLE, MARYLAND 21617
 PHONE No. 1-410-758-4098

DEVELOPER:
 UNIVERSITY OF MARYLAND MEDICAL SYSTEM
 250 WEST PRATT STREET
 SUITE 2400
 BALTIMORE, MARYLAND 21201
 PHONE No. 1-800-492-5538

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

RECEIVED
 JAN 9 2010
 CHITICAL AREA COMMISSION
 Chesapeake & Atlantic Coastal Bays

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

AMENDMENT #1 - MAJOR BUFFER MANAGEMENT PLAN FOR QUEEN ANNE'S COUNTY MEDICAL PARK

TAX MAP - 58, GRID - 11, PARCEL - 820, LOT - 1
 FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
 PREPARED FOR: UNIVERSITY OF MARYLAND MEDICAL CORP.

DATE: SEPT. 2010
 SCALE: 1"=60'
 JOB NO.: 2008047
 FOLDER REF.: 2008047
 SHEET NO.: 1 OF 2
 CADD FILE: 08047-CA-mit-rev1

LEGEND

INDICATES 10,066 SQ. FT. OF HYDRIC SOILS TO BE PLANTED WITH TREES AND SHRUBS:

OF THE TOTAL 10,066 SQ. FT. OF HYDRIC SOILS AVAILABLE FOR PLANTING, 5700 SQ. FT. OF IS TO BE PLANTED IN ACCORDANCE WITH MITIGATION REQUIREMENTS OF TITLE 27, CRITICAL AREA COMMISSION FOR THE CHESAPEAKE AND ATLANTIC BAYS, §27.01.09.01-2 FOR THE CLEARING OF 2850 SQ. FT. OF EXISTING CRITICAL AREA FOREST FOR THE CONSTRUCTION AND INSTALLATION OF STORMWATER MANAGEMENT FACILITIES; AND

4,366 SQ. FT. OF HYDRIC SOILS REQUIRED TO BE PLANTED BY THE CRITICAL AREA COMMISSION TO EXTEND THE STREAM BUFFER TO INCLUDE HYDRIC (OTHELLO) SOILS PER CONDITION OF APPROVAL OF REQUEST FOR CHANGE OF CRITICAL AREA DESIGNATION FROM RCA TO IDA.

NOTE: THE 10,066 SQ. FT. AREA OF HYDRIC SOILS IS THE REMAINING TOTAL OF 169,518 SQ. FT. OF HYDRIC SOILS THAT IS AVAILABLE FOR PLANTING AND NOT AFFECTED BY EXISTING STORMWATER MANAGEMENT FACILITIES/IMPROVEMENTS AND REVISED UTILITY, POWER COMPANY, AND SUBDIVISION EASEMENTS AND ENCUMBRANCES. SEE SHEET 1 FOR LEGEND AND IDENTIFICATION OF LISTED AFFECTED AREAS OF HYDRIC SOILS.

PROPOSED 2" CAL., 8' HIGH BALLED AND BURLAPPED CANOPY TREE TO BE SPACED A MINIMUM OF 20' ON CENTER

PROPOSED 1" CAL., 8' HIGH BALLED AND BURLAPPED UNDERSTORY TREE TO BE SPACED A MINIMUM OF 10' ON CENTER

PROPOSED 1 GALLON, 4' HIGH, BALLED AND BURLAPPED SHRUB TO BE SPACED A MINIMUM OF 8' ON CENTER

PROPOSED 1 GALLON, 18" HIGH, BALLED AND BURLAPPED SHRUB TO BE SPACED A MINIMUM OF 5' ON CENTER

EXISTING CANOPY TREES, UNDERSTORY TREES AND SHRUBS THAT WERE PLANTED PART OF THE LANDSCAPING REQUIREMENTS OF THE QUEEN ANNE'S COUNTY CODE AND VERY LIKELY TO BE IN PLACE AT THE TIME OF THE INSTALLATION PROPOSED PLANTS SHOWN ON THIS PLAN. ADJUSTMENTS TO LOCATION OF PLANTS SHOWN ON THIS PLAN MAY BE NECESSARY TO ACCOMMODATE PREVIOUS PLANTS INSTALLED IN ACCORDANCE WITH THE LANDSCAPE REQUIREMENTS.

PROPOSED PROTECTIVE SIGN

TYPICAL SPACING FOR TREES AND SHRUBS IN BUFFER & MITIGATION AREA

PROPOSED LARGE SHRUBS TO BE PLANTED A MIN. OF 7' ON CENTER

PROPOSED SMALL SHRUBS TO BE PLANTED A MIN. OF 5' ON CENTER

PROPOSED UNDERSTORY TREE TO BE PLANTED A MINIMUM OF 10' ON CENTER

NOTE: DUE TO THE ALIGNMENT AND CLOSE PROXIMITY TO VARIOUS EXISTING EASEMENTS, (I.E. EXISTING STORMWATER MANAGEMENT FACILITIES, UTILITIES EASEMENTS, EXISTING PROTECTED WOODLANDS, AND EXISTING LANDSCAPING PROVIDED PER SITE PLAN REQUIREMENTS) OCCURRING ON HYDRIC SOILS, THE LOCATION OF THE PLANTS WITHIN THE PLANTING CLUSTERS ARE PROPOSED TO BE MOVED SO THAT LARGE CANOPY AND UNDERSTORY TREES ARE PLANTED AWAY FROM THE EXISTING PREVIOUSLY INSTALLED LANDSCAPE TREES, EXISTING UTILITY EASEMENTS AND DRAINAGE WAYS OF THE STORMWATER MANAGEMENT FACILITIES. SHRUBS ARE PLACED MORE TOWARDS THE OUTER EDGE OF THE AREAS IN AN ATTEMPT TO PROVIDE UNOBSTRUCTED ACCESS TO POWER POLES, DRAINAGE SWALES AND SLOPES AND UNDERPINNING STORMWATER PIPES.



CRITICAL AREA BUFFER PLANTING AND MITIGATION 2-YEAR MAINTENANCE AGREEMENT QUEEN ANNE'S COUNTY, MARYLAND

This Critical Area Buffer Planting and Maintenance Agreement ("Agreement"), made this _____ day of _____, 2010, hereinafter referred to as "Responsible Party" and the County Commissioners of Queen Anne's County, hereinafter referred to as "County".

WHEREAS, the Responsible Party has elected to engage in a regulated activity within the Critical Area Buffer as defined by Critical Area Commission for the Chesapeake and Atlantic Coastal Bays, Title 27, Subtitle 01, Chapter 09, Habitat Protection Areas in the Critical Area, effective March 8, 2010, on certain property being known as 115 Swaney Drive, Grovesville, Maryland, located in the Fifth Election District, of Queen Anne's County, Maryland (hereinafter referred to as "Site") and more particularly described as Lot 1 on the Minor subdivision Administrative Plat of the Lands of Ronald Neabitt and Michael Cooper and described in the deed from Michael Cooper and Ronald Neabitt to the County Commissioners of Queen Anne's County, Maryland recorded in the Land Records of Queen Anne's County, Maryland, in Liber S.M. 1857, folio 403.

WHEREAS, pursuant to the provisions of Title 27, Critical Area Commission for the Chesapeake and Atlantic Coastal Bays, Subtitle 01, Chapter 09, at the Annotated Code of Maryland, the Responsible Party has submitted to the County an approved Major Buffer Management Plan (the "Plan"), which is hereby made a part of this Agreement and which provides for the afforestation and/or mitigation required as a condition of approval of Responsible Party's regulated activity; and

WHEREAS, the Responsible Party is prepared to plant and thereafter to maintain, manage and monitor for a minimum of two complete growing seasons the required in accordance with the Plan, the mandates of Title 27, Subtitle 01, Chapter 09, at the Annotated Code of Maryland, and the terms of this Agreement; and

WHEREAS, pursuant to the provision of Title 27, Critical Area Commission for the Chesapeake and Atlantic Coastal Bays, Subtitle 01, Chapter 09, and the terms of this Agreement, the Responsible Party has delivered to the County acceptable security, in the form of a cash deposit, which guarantees the timely and satisfactory accomplishment of the Responsible Party's requirements under the Plan, State Law, and the terms of this Agreement.

NOW, therefore, in consideration of the foregoing promises and the mutual covenants and agreements hereinafter expressed, the parties hereto agree as follows:

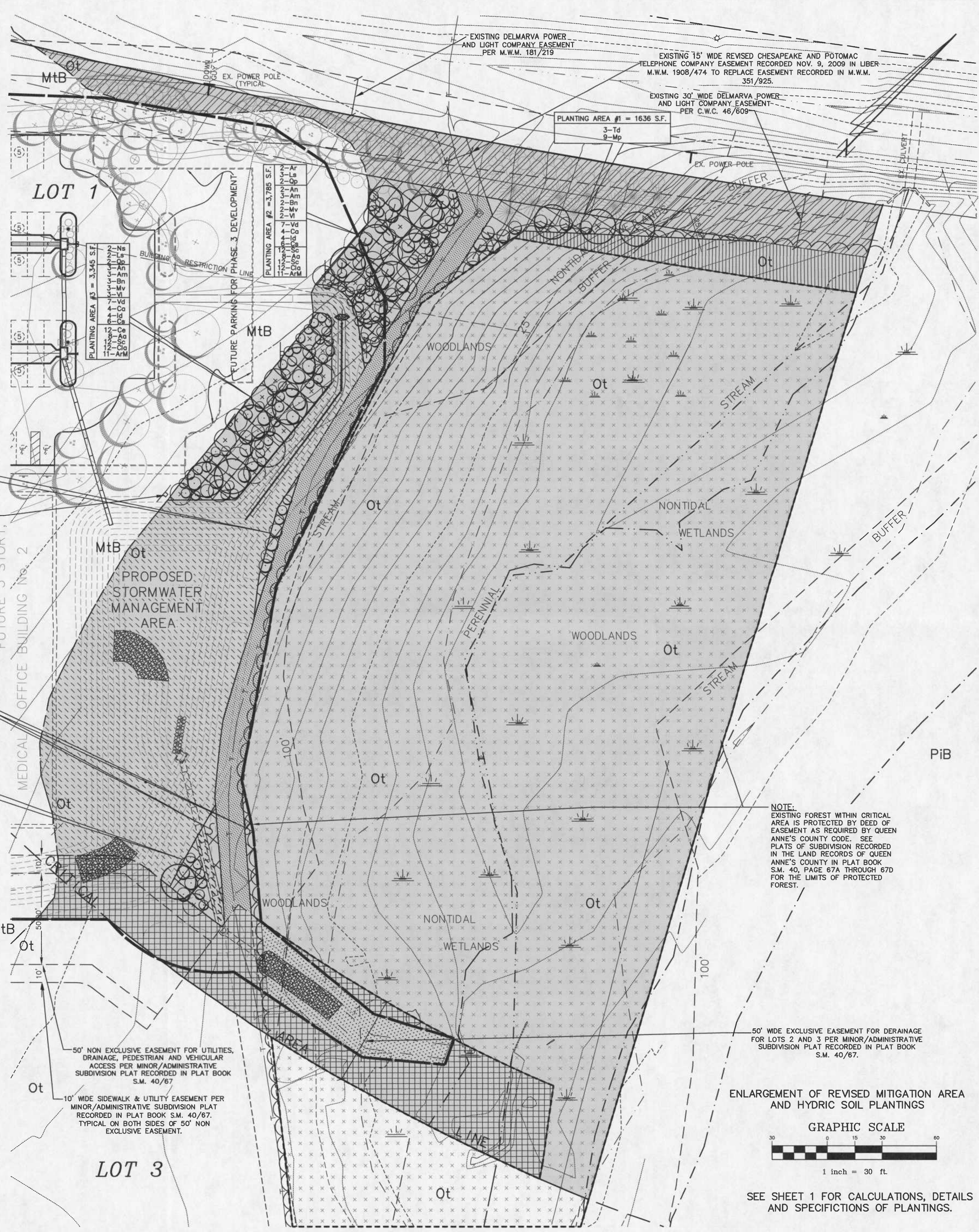
1. Applicant Planting and Maintenance:
 - A. Applicant hereby covenants and agrees, as it's sole cost and expense, to provide, plant, maintain, manage, monitor and protect the plantings and to preserve the Buffer area as required by the Title 27, Critical Area Commission for the Chesapeake and Atlantic Coastal Bays, Subtitle 01, Chapter 09, the County, and the Plan in a manner which ensures the protection and satisfactory establishment of the planted material, including reinforcement planting, if survival rates fall below the standard set forth in Title 27. (These obligations of the Responsible Party are collectively referred to as the "Work".)
 - B. The Responsible Party shall complete the plantings in a timely manner, in accordance with the Plan, and shall monitor and maintain said plantings for a minimum period of two (2) years after the date of certification by Queen Anne's County, that all required afforestation and/or mitigation plantings have been installed as required, provided that the two (2) year period may be extended at the County's discretion in the event replacement plantings are required to ensure the required survival rate.
2. The Buffer Area. The area designated for afforestation and/or mitigation shall be designated on the Plan.

3. Commencement of the Work. Responsible Party agrees that the Work shall not begin until notice has been provided of the starting date to the Queen Anne's County Department of Land Use, Growth Management & Environment, at 160 Courtyard Drive, Centreville, MD 21617.

LANDSCAPE SCHEDULE

| KEY | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | CONTAINER | SPACING |
|-----------------------------|------------------------------|--------------------|------|-------------------------------|-----------|--------------------|
| LARGE CANOPY TREES : | | | | | | |
| Ar | ACER RUBRUM | Red Maple | 3 | 2"-2.5" CAL. | B&B | 20' ON CENTER MIN. |
| Ls | LIQUIDAMBAR STYRACIFLUA | Sweet Gum | 5 | 2"-2.5" CAL. | B&B | 20' ON CENTER MIN. |
| Ns | NYSSA SYLVATICA | Black Gum | 2 | 2"-2.5" CAL. | B&B | 20' ON CENTER MIN. |
| Op | QUERCUS PHELLOS | Willow Oak | 4 | 2"-2.5" CAL. | B&B | 20' ON CENTER MIN. |
| Td | TAXODIUM DISTICHUM | Bald Cypress | 3 | 6"-8" HIGH (EQUAL TO 2" CAL.) | B&B | 20' ON CENTER MIN. |
| UNDERSTORY TREES : | | | | | | |
| An | ACER NEGUNDO | Box Elder | 4 | 1"-1.5" CAL. 6' HIGH | B&B | 10' ON CENTER MIN. |
| Am | AMELANCHIER CANADENSIS | Serviceberry | 7 | 1"-1.5" CAL. 6' HIGH | B&B | 10' ON CENTER MIN. |
| Bn | BETULA NIGRA | River Birch | 5 | 1"-1.5" CAL. 6' HIGH | B&B | 10' ON CENTER MIN. |
| Mv | MAGNOLIA VIRGINIANA | Sweet Bay Magnolia | 5 | 1"-1.5" CAL. 6' HIGH | B&B | 10' ON CENTER MIN. |
| Vl | VIBURNUM LENTAGO | Nannyberry | 6 | 1"-1.5" CAL. 6' HIGH | B&B | 10' ON CENTER MIN. |
| LARGE SHRUBS : | | | | | | |
| Cs | CORNUS AMOMUM | Silky Dogwood | 11 | 1 GALLON, 4' HIGH | CONTAINER | 7' ON CENTER MIN. |
| Cc | CORNUS SERICEA "STOLONIFERA" | Redosier Dogwood | 16 | 1 GALLON, 4' HIGH | CONTAINER | 7' ON CENTER MIN. |
| Id | ILEX DECUDA | Redburning Holly | 8 | 1 GALLON, 4' HIGH | CONTAINER | 7' ON CENTER MIN. |
| Mp | MYRICA PENNSYLVANICA | Northern Bayberry | 9 | 1 GALLON, 4' HIGH | CONTAINER | 7' ON CENTER MIN. |
| Vd | VIBURNUM DENTATUM | Arrowwood Viburnum | 14 | 1 GALLON, 4' HIGH | CONTAINER | 7' ON CENTER MIN. |
| SMALL SHRUBS : | | | | | | |
| Ao | ARONIA ARBURTIFOLIA | Red Chokeberry | 31 | 1 GALLON, 18" HIGH | CONTAINER | 5' ON CENTER MIN. |
| Am | ARONIA MELANOCARPA | Black Chokeberry | 29 | 1 GALLON, 18" HIGH | CONTAINER | 5' ON CENTER MIN. |
| Cc | CEPHALANTHUS OCCIDENTALIS | Buttonbush | 24 | 1 GALLON, 18" HIGH | CONTAINER | 5' ON CENTER MIN. |
| Cs | CLETHRRA ALNIFOLIA | Sweet Pepperbush | 24 | 1 GALLON, 18" HIGH | CONTAINER | 5' ON CENTER MIN. |
| Sc | SAMBUCUS CANADENSIS | Elderberry | 24 | 1 GALLON, 18" HIGH | CONTAINER | 5' ON CENTER MIN. |

SEE PLANTING DETAILS AND SPECIFICATIONS ON SHEET 1 OF 2.
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QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS

FOR REMEDIATION AND EROSION CONTROL REVIEW ONLY

RECEIVED
JAN 3 2010
CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

PROFESSIONAL CERTIFICATION: I, DAVIS, MOORE, SHEARON & ASSOCIATES, LLC, AM A LICENSED PROFESSIONAL ENGINEER UNDER THE JURISDICTION OF THE STATE OF MARYLAND.

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING, DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
CENTRE HALL, BOX 80, RD. 2617
CHESAPEAKE, VA 23024
PHONE: 1-443-262-9130
FAX: 1-443-262-9148

AMENDMENT #1 - MAJOR BUFFER MANAGEMENT PLAN FOR QUEEN ANNE'S COUNTY MEDICAL PARK

TAX MAP - 58, GRID - 11, PARCEL - 820, LOT - 1
FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
PREPARED FOR: UNIVERSITY OF MARYLAND MEDICAL CORP.

DATE: SEPT. 2010
JOB No.: 2008047
FOLDER Ref.: 58-200847
SCALE: 1"=30'
DRAWN BY: CCJ
DESIGNED BY: CCJ
SHEET No.: 2 OF 2
CADD FILE: 08047-CA-MIT-rbv2