

PA 187-06 Princess Anne Police Dept.
Cond. Approval *use*

MSA.S. 1829-5898

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

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

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

November 17, 2006

Mr. Keith Lackie
Maryland Department of Planning
Lower Eastern Shore Regional Office
Salisbury Multi-Service Center
201 Baptist Street
Salisbury, Maryland 21801

Re: Town of Princess Anne Police Station
Driveway and Parking Lot Expansion

Dear Mr. Lackie:

The purpose of this letter is to officially notify you of the Critical Area Commission's action on the above referenced project. On November 1, 2006, the Critical Area Commission unanimously approved the Town of Princess Anne's proposal and site plan to construct a circular driveway behind the police department from Beckford Avenue, in the town of Princess Anne.

Please note that should any changes to the site plan be proposed in the future, additional review and approval by the full Commission will be required. In addition, please notify the Commission once the mitigation plantings have been implemented. A mitigation planting plan agreement is enclosed for your submittal. Should you have any questions, please feel free to contact me at 410-260-3475.

Sincerely,

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

Kate Schmidt
Natural Resource Planner

cc: Mr. Frank White, President, Town Commissioners
Mr. Jay Parker, Town Manager

Critical Area Commission

STAFF REPORT **November 1, 2006**

APPLICANT: Princess Anne

PROPOSAL: Police Department Driveway and Parking Lot

COMMISSION ACTION: Vote

STAFF RECOMMENDATION: Conditional Approval with Conditions

STAFF: Keith Lackie/Kate Schmidt

**APPLICABLE LAW/
REGULATIONS:** COMAR 27.02.06 Conditional Approval of State or Local Agency Programs in the Critical Area

DISCUSSION:

The Town of Princess Anne Police Department is located at the corner of Beckford Avenue and Manokin Street adjacent to the town park on the Manokin River. The Town proposes to construct a circular driveway behind the police department from Beckford Avenue and connecting into the existing parking area. The site is 19,841 square feet and classified as Limited Development Area (LDA) and Buffer Exemption Area (BEA).

Currently, the site is developed with a building, driveway, and parking area consisting of 10,239 square feet totaling 54.2% impervious surface coverage. The proposed project will create an additional 1,420 square feet of driveway. The applicant is proposing to convert 520 square feet of existing parking area into grass. Therefore, impervious surface is proposed to increase to 58.8% of the site. Grandfathered LDA's of this size are limited to 31.25% impervious surface.

Additionally, 486 square feet of the impervious surface is within the 100-foot Buffer. However, the proposed driveway will not extend further shoreward than the closest edge of the existing driveway.

Review by the Natural Heritage Division of the Department of Natural Resources indicates that there is a population of plant species, the Sensitive Joint-Vetch, associated with a wetland environment in the vicinity of the site. However, as the proposed driveway does not extend further shoreward than the closest edge of the existing driveway, and does not disturb adjacent wetlands, no additional protection measures are necessary.

The proposed improvements will disturb less than 5,000 square feet of land area, and therefore, a sediment and erosion control plan and stormwater management plan shall not be required. The Town will need to secure a sediment and erosion control plan waiver from the Soil Conservation District prior to land disturbance.

Conditional Approval Process

In order to qualify for consideration by the Commission for conditional approval, it shall be shown by the proposing or sponsoring agency that the project or program has the following characteristics:

The following are the responses of the applicant:

B.(1) That there exist special features of the site or there are other special circumstances such that the literal enforcement of these regulations would prevent a project or program from being implemented;

Special features exist on the site such that the literal enforcement of these regulations would prevent the driveway for the Police Department from being built and would inhibit the operations of the police department in moving police vehicles on and off the property in a safe method. The special features include (a) this is an existing building with existing driveway and parking area, (b) the building is currently being utilized for the public's benefit as a Police Department, (c) the slope of the property and current gravel parking area and driveway cause unsafe conditions for vehicles entering and exiting the property, (d) there is currently no vehicle access to the back of the police department, (e) the greatest area of impervious surface on this site consists of the gravel parking lot, (f) there is no other location available on the site put this driveway, and (g) less than 486 square feet of new impervious surface is being proposed within the 100-foot Buffer.

B.(2) That the project or program otherwise provides substantial public benefits to the Critical Area Program;

The Town of Princess Anne plans to maintain the public park behind the police department in its current condition and maintain restricted development for the site to retain the perviousness, which will provide a benefit to the Chesapeake Bay Critical Area. The Town also plans to plant trees and shrubs where previously there were none in an effort to reduce runoff which could impact the Bay.

B.(3) That the project or program is otherwise in conformance with this subtitle;

With the exception of the provisions of this subtitle which are the subject of this conditional approval request, this project is in conformance with Critical Area requirements. Review by the Natural Heritage Division of the Department of Natural Resources indicates that there is a population of plant species, the Sensitive Joint-Vetch, associated with a wetland environment in the vicinity of the site. However, as the

proposed driveway does not extend further shoreward than the closest edge of the existing driveway, and does not disturb adjacent wetlands, no additional protection measures are necessary.

The conditional approval request shall, at a minimum, contain the following:

C.(1) A showing that the literal enforcement of the provisions of this subtitle would prevent the conduct of an authorized State of local agency program or project;

The proposed driveway would protect the safety of the police officers and their vehicles, as the current gravel driveway and the accompanying slope of the property causes the police cars to spin on the loose gravel. Protecting the safety of the police and their vehicles would benefit the protection and safety of the people of Princess Anne.

The proposed driveway will connect the current driveway with the existing parking area for full access behind the police station with quicker and safer movement of vehicles, personnel, and prisoners on and off the property.

C.(2) A proposed process by which the program or project could be so conducted as to conform, insofar as possible, with the approved local Critical Area program or if the development is to occur on State-owned lands, with the criteria set forth in COMAR 27.02.05;

Trees will be planted on an area where they were previously absent. Best management practices will be implemented to control soil loss and reduce water quality degradation by planting shrubs, trees, and using landscaping materials. A buffer of plantings will run the full length of the driveway on the shoreward side to reduce runoff from the driveway.

C.(3) Measures proposed to mitigate adverse effects of the project or program or an approved local Critical Area program or, if on State-owned lands, on the criteria set forth in COMAR 27.02.05.

More than 40 new shrubs and a dozen new trees will be planted around the new driveway, totaling 3,200 square feet of mitigation. Landscaping mulch will run the length of the driveway around the new plantings. The Town of Princess Anne plans to maintain the public park behind the police department in its current condition and maintain restricted development for the site to provide a benefit to the Chesapeake Bay Critical Area.

The Commission shall approve, deny, or request modifications to the request for conditional approval based on the following factors:

E.(1) The extent to which the project or program is in compliance with the requirements of the relevant chapters of this subtitle;

E.(2) The adequacy of any mitigation measures proposed to address the requirements of this subtitle that cannot be met by the project or program; and

E.(3) The extent to which the project or program, including any mitigation measures, provides substantial public benefits to the overall Critical Area Program.

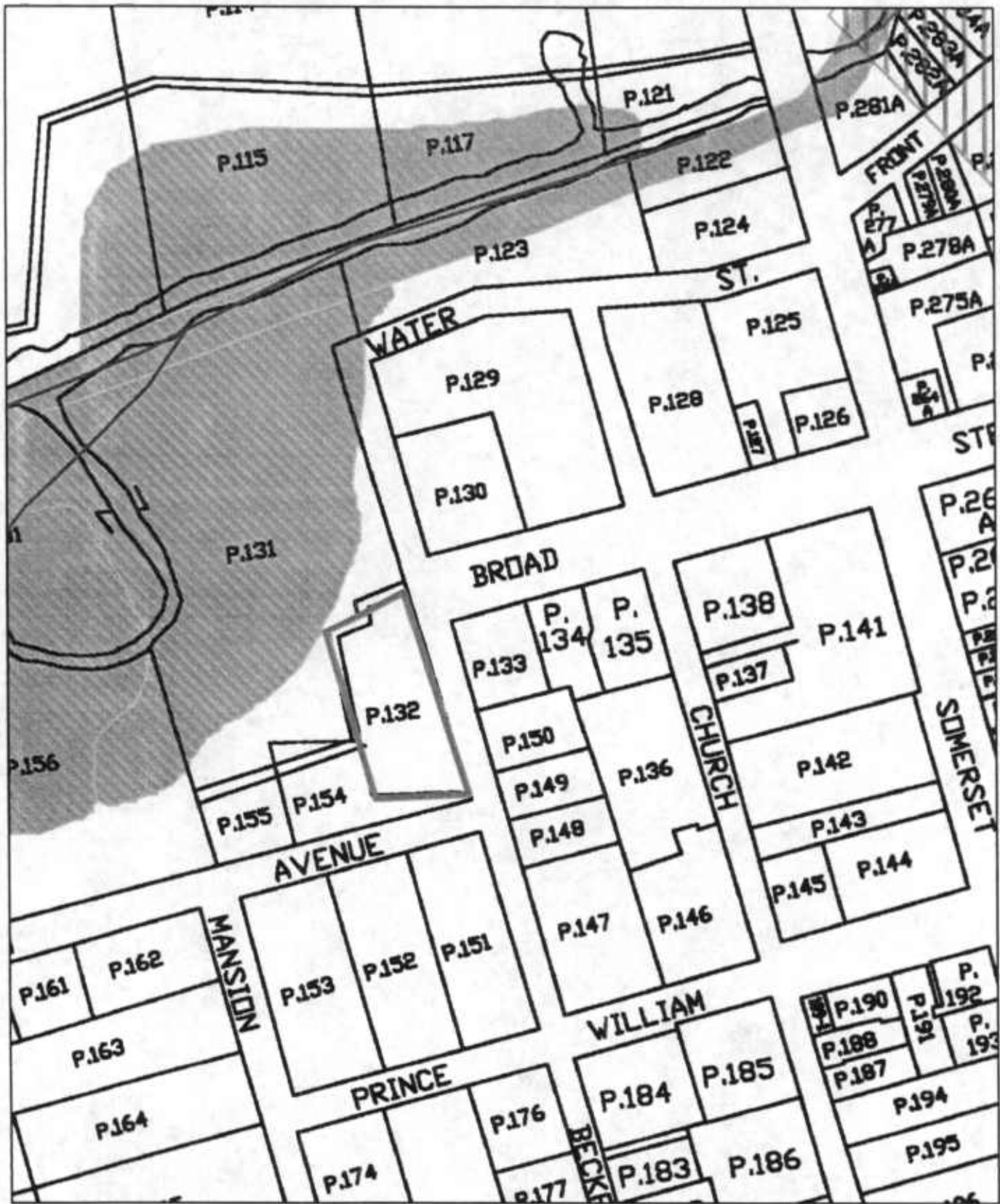
In Spring of 2006, the Town of Princess Anne cleared 450 square feet of the Buffer along the Manokin River in the Town Park. Staff notified Town officials that the Buffer clearing must be restored and mitigation provided at a ratio of 3:1. We have not received a Buffer Planting/Management Plan and the violation is still unaddressed. Therefore, in order to resolve the outstanding violation, staff recommends the following:

Staff Recommendation

Commission staff recommend that this project be approved with the following condition:

1. Construction by the Town of Princess Anne may not begin until the Town submits a planting plan, for staff approval, for outstanding mitigation required for Buffer clearing in the Town Park.

Princess Anne Police Station
 Beckford Avenue and Manokin Avenue



Legend

- | | | | |
|---|-------------------|---|-----------------------|
| — | SHA Streams | ■ | Lacustrine, Non-Tidal |
| ▨ | Estuarine, Tidal | ■ | Palustrine, Non-Tidal |
| ▧ | Palustrine, Tidal | ▨ | Riverine, Non-Tidal |
| ▩ | Riverine, Tidal | | |



187-06



Maryland Department of Planning

Robert L. Ehrlich, Jr.
Governor

Audrey E. Scott
Secretary

Michael S. Steele
Lt. Governor

Florence E. Burian
Deputy Secretary

October 3, 2006

Kate Schmidt, Planner
Chesapeake and Atlantic Coastal Bays Critical Area Commission
1804 West Street, Suite 100
Annapolis, Maryland 21401

Re: Town of Princess Anne – Conditional Approval Request – Police Station
Map 202, Parcel 132

Dear Ms. Schmidt:

In accordance with COMAR 27.02.05, enclosed please find a Conditional Approval Request by the Town of Princess Anne for improvements to the Princess Anne Police Station. As you are aware, the Town has for some time been contemplating improving the property by creating a circular driveway by means of connecting an existing driveway to an existing parking lot. The total new impervious surface within the 100-foot Buffer is approximately 486 square feet. Included within the Town's request is a proposed 3:1 mitigation plan.

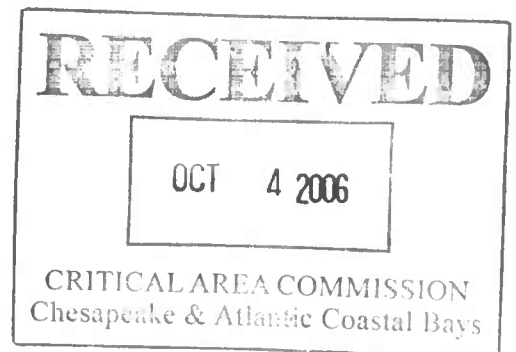
On behalf of the Town, this office respectfully requests that this item be scheduled for the November 1st, 2006 Critical Area Commission meeting. I hope that the information provided is helpful to you in your review, however should you have any questions or need additional information, please do not hesitate to call me at (410) 713-3460.

Sincerely,

Keith Lackie
Regional Planner/Circuit Rider

Attachments

Cc: Jay Parker, Town Manager



Lower Eastern Shore Regional Office
Salisbury Multi-Service Center
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SEIDEL, BAKER & TILGHMAN, P.A.

ATTORNEYS AT LAW

110 North Division Street
Salisbury, MD 21801

(410) 742-8176

FAX: (410) 742-3117

RECEIVED

MD. DEPARTMENT OF PLANNING

SEP 25 2006

LOWER EASTERN SHORE OFFICE

SHELDON B. SEIDEL (1925-2001)

EDGAR A. BAKER, JR.
S. MARK TILGHMAN
SUSAN SEIDEL TILGHMANPETER J. GOLBA*
KAREN F. SILVERSTRIM

*Admitted in MD & DE

September 22, 2006

Mr. Keith Lackie
Maryland Dept. of Planning
201 Baptist Street
Suite 24
Salisbury, Maryland 21801

RE: Request for Conditional Approval in Critical Area, Princess Anne, MD.

Dear Keith:

Please accept this letter as a formal request for conditional approval of construction within a Limited Development Area and Buffer Exemption Area of the Town of Princess Anne's Critical Area Overlay District. The Town of Princess Anne requests permission to exceed the impervious surface limit as well as extend impervious surfaces shoreward in the Buffer Exemption Area. The Town proposes to build a circular driveway behind the Princess Anne Police Department on Beckford Avenue. The driveway will be placed shoreward of the existing police station. Two cooling units have been added to the site plan for the jail.

Attached please find a site plan with:

- (1) the surveyed boundary lines of the property and accurate acreage,
- (2) the location and dimensions of all existing structures and impervious surfaces on the site,
- (3) the location and dimensions of all proposed structures and/or impervious surfaces,
- (4) a field delineation of the 100' Buffer, who performed the delineation, and the date it was performed, and
- (5) a list of all existing and proposed impervious surface (sq. ft.) on the site.

A. The project has the following characteristics:

- (1) Special features exist on this site such that the literal enforcement of these regulations would prevent the driveway for the Police Department from being built and would inhibit the operations of the police department in moving police vehicles on and off the property in a safe method.

The special features of this site are:

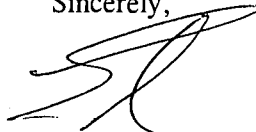
- (a) This is an existing building with existing driveway and parking area.
 - (b) The building is currently being utilized for the public's benefit as a Police Department.
 - (c) The slope of the property and current gravel parking area and driveway cause unsafe conditions for vehicles entering and exiting the property.
 - (d) There is currently no vehicle access to the back of the police department.
 - (e) The greatest area of impervious surface on this site consists of the current parking lot which is covered with gravel. Normally gravel is considered a pervious surface covering, however, for Critical Area standards, it is considered impervious. If this gravel parking lot were considered pervious, the total impervious surface area of the property would be 4,159 sq. ft., or 20.96% of the property. With the proposed changes, the total impervious surface area would be 5,579 sq. ft. or 28.12% of the surface area, both figures are completely within the 31.25% maximum impervious area for a property of this size. *Incorrect*
 - (f) There is no other location available on site to put this driveway.
 - (g) Less than 486 sq. ft. of new impervious surface is being proposed within the 100' Buffer / BEA.
- (2) The Project provides a substantial public benefit to the Chesapeake Bay Critical Area Program.
 - (a) The Town of Princess Anne plans to maintain the public park behind the police department in its current condition and maintain restricted development for the site to retain the impervious area which will provide a benefit to the Chesapeake Bay Critical Area.
 - (b) The Town plans to plant trees and shrubs where previously there were none in an effort to reduce runoff which could impact the Bay.
 - (3) The project is otherwise in conformance with this subtitle.

B. The conditional approval request contains:

- (1) A showing that the literal enforcement of the provisions of this subtitle would prevent the conduct of an authorized State or local agency program or project:
 - (a) The proposed driveway would protect the safety of the police officers and their vehicles, as the current gravel driveway and the accompanying slope of the property causes the police cars to spin on the loose gravel. Protecting the safety of the police and their vehicles would benefit the protection and safety of the people of Princess Anne.
 - (b) The proposed driveway will connect the current driveway with the existing parking area for full access behind the police station with quicker and safer movement of vehicles, personnel, and prisoners on and off the property.
- (2) Here is the proposed process by which the program or project could be so conducted as to conform, insofar as possible, with the approved local Critical Area Program or, if the development is to occur on State-owned lands, with the criteria set forth in COMAR 27.02.05.
 - (a) Trees will be planted on an area where they were previously absent.
 - (b) Best management practices will be implemented to control soil loss and reduce water quality degradation by planting shrubs, trees, and using landscaping materials.
 - (c) A buffer of plantings will run the full length of the driveway on the shoreward side to reduce runoff from the driveway.
- (3) The following measures are proposed to mitigate adverse effects of the project or program on an approved local Critical Area Program, or, if on State-owned lands, on the criteria set forth in COMAR 27.02.05.
 - (a) More than 40 new shrubs and a dozen new trees will be planted around the new driveway.
 - (b) Landscaping mulch will run the length of the driveway around the new plantings.
 - (c) The Town of Princess Anne plans to maintain the public park behind the police department in its current condition and maintain restricted development for the site to provide a benefit to the Chesapeake Bay Critical Area.

Please contact our office if you need further information. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Baker, Jr.', with a stylized flourish at the end.

Edgar A. Baker, Jr.

cc: Tracey Gordy (MDP)
Jay Parker (Princess Anne Town Mgr.)
Chief Pecoraro (Princess Anne Police)

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

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

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
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March 28, 2006

Edgar A. Baker, Jr.
Seidel, Baker & Tilghman, P.A.
110 North Division Street
Salisbury, MD 21801

RE: Request for Conditional Approval in Critical Area, Princess Anne, MD

Dear Mr. Baker:

This letter is in response to the Town of Princess Anne's request for conditional approval for the police station located within a Limited Development Area and Buffer Exemption Area. Based upon the information provided, we are unable to complete this request at this time. The comments below outline the information we need to take this proposal to the Critical Area Commission for approval.

1. Critical Area Worksheet – Mitigation:

- a. The Critical Area Commission will need an actual mitigation plan indicating the numbers of plantings proposed, the planting location, the species, etc, therefore item (3) must be much more specific. The Town must provide 2:1 mitigation for the new area of impervious surface created within the Buffer Exemption Area and 1:1 mitigation for new impervious surface outside the BEA. Plantings should consist of native species and be established waterward of the proposed development.
- b. Item (4) under mitigation is too vague. The Critical Area Commission will want to know what specific measures are proposed in order to provide any credit.

2. Critical Area Worksheet - Impervious Surface Calculations:

The two new air conditioning units indicated on the site plan are not included in the impervious surface calculations. As indicated in communications from Tracey Gordy dated January 6th, 2006, these two units must be included in the calculations given the site already exceeds the impervious surface limits.

3. Site Plan

Per survey, the site plan must accurately identify the amount of new impervious coverage proposed for the Buffer Exemption Area.

4. Conditional Approval Process

The Town of Princess Anne must provide responses to each of the following items found in COMAR 27.02.06.01 B and C. These responses will be provided in their entirety for the Commission's consideration of the request.

In order to qualify for consideration by the Commission for conditional approval, it shall be shown by the proposing or sponsoring agency that the project or program has the following characteristics:

B.(1) That there exist special features of the site or there are other special circumstances such that the literal enforcement of these regulations would prevent a project or program from being implemented;

B.(2) That the project or program otherwise provides substantial public benefits to the Chesapeake Bay Critical Area Program;

B.(3) That the project or program is otherwise in conformance with this subtitle;

The conditional approval request shall, at a minimum, contain the following:

C.(1) A showing that the literal enforcement of the provisions of this subtitle would prevent the conduct of an authorized State or local agency program or project;

C.(2) A proposed process by which the program or project could be so conducted as to conform, insofar as possible, with the approved local Critical Area program or if the development is to occur on State-owned lands, with the criteria set forth in COMAR 27.02.05;

C.(3) Measures proposed to mitigate adverse effects of the project or program or an approved local Critical Area program or, if on State-owned lands, on the criteria set forth in COMAR 27.02.05.

Please feel free to contact me or Tracey Gordy should you have any questions or need further assistance.

Sincerely,

Kate Schmidt

Kate Schmidt
Natural Resource Planner

cc: Tracey Gordy (MDP)
Jay Parker (Princess Anne Town Mgr.)
Robert Wink (Princess Anne Code Enforcement Officer)



General file

Maryland Department of Planning

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

January 6, 2006

RECEIVED

JAN 09 2006

CRITICAL AREA COMMISSION

Ms. Karen F. Silverstrim, Esq.
Seidel, Baker & Tilghman, P.A.
110 North Division Street
Salisbury, MD 21801

Re: Princess Anne Conditional Approval

Dear Ms. ~~Silverstrim~~ ^{Kava}:

I have reviewed the information you emailed me on December 15th regarding Princess Anne's request for conditional approval for a project at the police station, and offer the following comments:

1. Cover/ Request Letter -
 - a. Please address the cover letter to Ms. Kerrie Gallo, Planner;
 - b. Revise the first sentence to read: Please accept this letter as a formal request for conditional approval of construction within a Limited Development Area and Buffer Exemption Area of the Town of Princess Anne's Critical Area Overlay District;
 - c. Delete item (5) from the site plan list on the first page;
 - d. Item (5) on the second page, the sixth word "area" needs to be deleted;
 - e. Item (5) on the second page, existing impervious surface should be 4,159 sq. ft. or 20.96% of the site, not 4,679 or 23.58%. The existing drive (1,314 sf) plus the existing building and ramp (2,845 sf) = 4,159 square feet. You can't count the existing parking area to be removed because it has been included in the original parking square footage and, per your point, would otherwise be considered pervious.
 - f. The second square footage number in item (5) is correct (5,579 sf), but the percentage of the site should be 28.12%, not 28.19%.
 - g. Item (7) states that the amount of new impervious coverage within the Buffer is 710 square feet, but the accompanying worksheet states that approximately 18'x 27' of the new driveway is within the Buffer, which is 486 square feet. This needs to be resolved.
2. Critical Area Worksheet -
 - a. Under mitigation, (2) needs to be further explained. What will be the pervious cover - grass/lawn cover?

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Salisbury Multi-Service Center
201 Baptist Street • Suite 24 • Salisbury, Maryland 21801-4974
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Internet: www.MDP.state.md.us

- b. The Critical Area Commission will want an actual mitigation plan indicating the numbers of plantings proposed, the planting location, the species, etc, therefore item (3) must be much more specific. I have enclosed the Critical Area Commission's guidance paper on forest mitigation (Attachment #1). The Town will be required to provide 2:1 mitigation for the new area of impervious surface created within the Buffer Exemption Area and 1:1 mitigation for new impervious surface outside the BEA. In order to determine the number of required plantings, you can review the credits included in Table 3 of the guidance paper.
- c. I do not believe that the Critical Area Commission will accept what is proposed in items (4) and (6). If a parking lot is gravel and used by vehicles on a regular basis, then it is considered impervious. Periodically turning the gravel is not going to provide any mitigation credit for this project. In addition, the concept of using pervious pavers is something that must be submitted, reviewed, and approved by the Critical Area Commission staff in order to determine the amount of allowable pervious credit. The Commission will also want to know who is going to install the pavers to make certain that they do, in fact, provide the proper drainage. Given the Town's lack of experience with the use of pavers, I would recommend eliminating this item.
- d. Item (5) under mitigation is too vague. The Critical Area Commission will want to know what specific measures are proposed in order to provide any credit.

3. Addition to Jail Project -

- a. In November of 2005, Robert Wink sent me a letter explaining that, as part of the jail renovation project, the Town is going to have to place two heating and cooling units outside the jail building. These two units only create an additional 20 square feet of impervious surface, but since the site already exceeds the allowable limit, this square footage needs to be included in the conditional approval request. I have included his letter for your reference (Attachment #2).

4. Revised Site Plan -

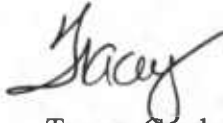
- a. In September of 2005, I sent Robbie a letter stating that one piece of information was missing from the site plan (Attachment #3). I still need an accurate number for the amount of new impervious surface being created within the Buffer Exemption Area. That information needs to come from the surveyor either on a revised site plan or through written correspondence.
- b. In addition, the location of the heating and cooling units should be added to the site plan as well as the additional impervious surface numbers.

5. Conditional Approval Format –

- a. I don't know if the Town forwarded the conditional approval sheet, but I have provided it as Attachment #4 just in case. It is the Town's decision as to how it would like to submit this request, but it seems like it would be clearer if the format of the conditional approval sheet were followed. That is normally how the Commission reviews a request. They look at each criterion and then at the response that follows.

I hope the information I have provided proves helpful, however please feel free to contact me should you need further assistance.

Sincerely,



Tracey Gordy
Regional Planner/Circuit Rider

Attachments

Cc: Jay Parker
Robert Wink
Kerrie Gallo
Ed Baker

T Gordy

From: karen-sbtlaw@comcast.net
Sent: Thursday, December 15, 2005 2:58 PM
To: T Gordy
Subject: Princess Anne Critical Area

Tracey,

Attached are copies of the Princess Anne Request for Conditional Approval in the Critical Area. It was passed to us when Robbie couldn't figure out what else to do. Please let me know what else we should add or delete. Thank you.

Karen

P.S. - There are two copies of the conditional approval, one in Word and a second in WordPerfect, not knowing which format you use.

--
Karen F. Silverstrim, Esq.
Seidel, Baker & Tilghman, P.A.
110 North Division Street
Salisbury, MD 21801
(410) 742-8176

THE UNAUTHORIZED DISCLOSURE OR INTERCEPTION OF E-MAIL IS A FEDERAL CRIME. SEE 18 U.S.C. SEC. 2517 (4). THIS E-MAIL IS INTENDED ONLY FOR THE USE OF THOSE TO WHOM IT IS ADDRESSED AND MAY CONTAIN INFORMATION WHICH IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER THE LAW. IF YOU HAVE RECEIVED THIS E-MAIL IN ERROR, DO NOT DISTRIBUTE OR COPY IT. RETURN IT IMMEDIATELY TO THE SENDER WITH ATTACHMENTS, IF ANY, AND NOTIFY THE SENDER BY TELEPHONE.

12/16/2005

S
T
G

SEIDEL, BAKER & TILGHMAN, P.A.

ATTORNEYS AT LAW

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FAX: (410) 742-3117

SHELDON B. SEIDEL (1925-2001)

EDGAR A. BAKER, JR.
S. MARK TILGHMAN
SUSAN SEIDEL TILGHMANPETER J. GOLBA*
KAREN F. SILVERSTRIM

*Admitted in MD & DE

December 15, 2005

Critical Area Commission
1804 West Street
Suite 100
Annapolis, Maryland 21401

RE: Request for Conditional Approval in Critical Area, Princess Anne, MD.

Dear Commission:

Please accept this letter as a formal request for conditional approval of construction within a critical area for the Town of Princess Anne. The Town of Princess Anne requests permission to exceed the impervious surface limit as well as extend impervious surfaces shoreward in the Buffer Exemption Area. The Town proposes to build a circular driveway behind the Princess Anne Police Department on Beckford Avenue. The driveway will be placed shoreward of the existing police station.

Attached please find a site plan with:

- (1) the surveyed boundary lines of the property and accurate acreage,
- (2) the location and dimensions of all existing structures and impervious surfaces on the site,
- (3) the location and dimensions of all proposed structures and/or impervious surfaces,
- (4) a field delineation of the 100' Buffer, who performed the delineation, and the date it was performed,
- (5) notes on the site plan indicating any tidal wetlands, non-tidal wetlands, and buffers, and slopes 15% or greater on or immediately adjacent to the site, and;
- (6) a list of all existing and proposed impervious surface (sq. ft.) on the site.

The special features or special circumstances that exist on this site are:

- (1) This is an existing building with existing driveway and parking area.
- (2) The building is currently being utilized for the public's benefit as a Police Department.
- (3) The slope of the property and current gravel parking area and driveway cause unsafe conditions for vehicles entering and exiting the property.
- (4) There is currently no vehicle access to the back of the police department.
- (5) The greatest area of impervious surface area on this site consists of the current parking lot which is covered with gravel. Normally gravel is considered a pervious surface covering, however, for Critical Area standards, it is considered impervious. If this gravel parking lot were considered pervious, the total impervious surface area of the property would be 4,679 sq. ft., or 23.58% of the property. With the proposed changes, the total impervious surface area would be 5,579 sq. ft. or 28.19% of the surface area, both figures are completely within the 31.25% maximum impervious area for a property of this size.
- (6) There is no other location available on site to put this driveway.
- (7) Less than 710 sq. ft. of new impervious surface is being proposed within the 100' Buffer / BEA.

The literal enforcement of these regulations would prevent the driveway for the Police Department from being built and would inhibit the operations of the police department in moving police vehicles on and off the property in a safe method. The proposed driveway would protect the safety of the police officers and their vehicles, as the current gravel driveway and the accompanying slope of the property causes the police cars to spin on the loose gravel. Protecting the safety of the police and their vehicles would benefit the protection and safety of the people of Princess Anne. The proposed driveway will connect the current driveway with the existing parking area for full access behind the police station with quicker and safer movement of vehicles, personnel, and prisoners on and off the property.

The Town also plans to maintain the public park behind the police department in its current condition and maintain restricted development for the site to provide a benefit to the Chesapeake Bay Critical Area. Please contact our office if you need further information. Thank you for your attention to this matter.

Sincerely,

Edgar A. Baker, Jr.

cc: Tracey Gordy (MDP)
Jay Parker (Princess Anne Town Mgr.)
Chief Pecoraro (Princess Anne Police)

REQUEST FOR CONDITIONAL APPROVAL IN CRITICAL AREA - PRINCESS ANNE, MD

Critical Area Worksheet to Accompany the Site Plan

Contact / Owner:
Mr. Robert Wink
Code Enforcement Officer
The Town of Princess Anne
11780 Beckford Avenue
Princess Anne, Maryland 21853

Site Information:
Chief Pecoraro
Town Police Department
The Town of Princess Anne
11780 Beckford Avenue
Princess Anne, Maryland 21853

Plat: 9/47
Tax Map: 202, Page 132
Flood Zone: A and C

Deed: 294/520 and 368/481
District: 1

Is the proposed work within 100 feet of a tidal waterway, wetland or stream? Yes X No
Is the proposed work within a Limited Development Area? Yes X No
Is the proposed work within a Buffer Exemption Area? Yes X No

The Town of Princess Anne, Maryland wishes to construct a circular driveway behind the old jail facility, currently being utilized as the Town's Police Department, on Beckford Avenue in the town of Princess Anne. The Town of Princess Anne requests permission to exceed the impervious surface limit as well as extend impervious surfaces shoreward in the Buffer Exemption Area.

The Town wishes to remove 1,420 sq. ft. of pervious surface area to build the circular drive way. With the mitigation of a 520 sq. ft. parking area being returned to pervious surface, there will be a total increase of 900 sq. ft. of impervious surface area for the property, only an area of approximately 18' x 27' of this proposed driveway will fall within the CBCA buffer zone. Currently 54.22% of the total site is covered by impervious surfaces. Proposed changes will alter covered impervious surfaces to 58.76%. There is no other feasible place to locate a driveway for the Police Department.

Mitigation:

- (1) The back of the property abuts a public park which will remain in restricted development.
- (2) The Town will return 520 sq. ft. of impervious surface area to pervious surface by removing an existing parking lot.
- (3) Install vegetative plantings that will minimize adverse impacts to water quality caused by stormwater runoff.
- (4) Use pervious paving materials for the driveway. Turn over gravel in current parking lot to increase perviousness.
- (5) Provide off-site offsets to benefit water quality elsewhere in Princess Anne within the same watershed.

(6) Resurface currently parking lot (6,600 sq. ft.) with pervious materials.

Total Site Area: 19,841.1 square feet (1 acre = 43,560 square feet)

Existing Impervious Surfaces

Building & ramp =	2,845 sq. ft.
Driveway =	1,314 sq. ft.
Gravel Parking Lot =	6,600 sq. ft.

Proposed Impervious Surfaces

Circular Driveway =	1,420 sq. ft.
---------------------	---------------

Removed Impervious Surfaces

Existing parking area behind retaining wall =	- 520 sq. ft.
---	---------------

TOTAL IMPERVIOUS AREA = 11,659 sq. ft.

N/F
 PRESIDENT AND COMMISSIONERS OF PRINCESS ANNE
 DEED: 294/520

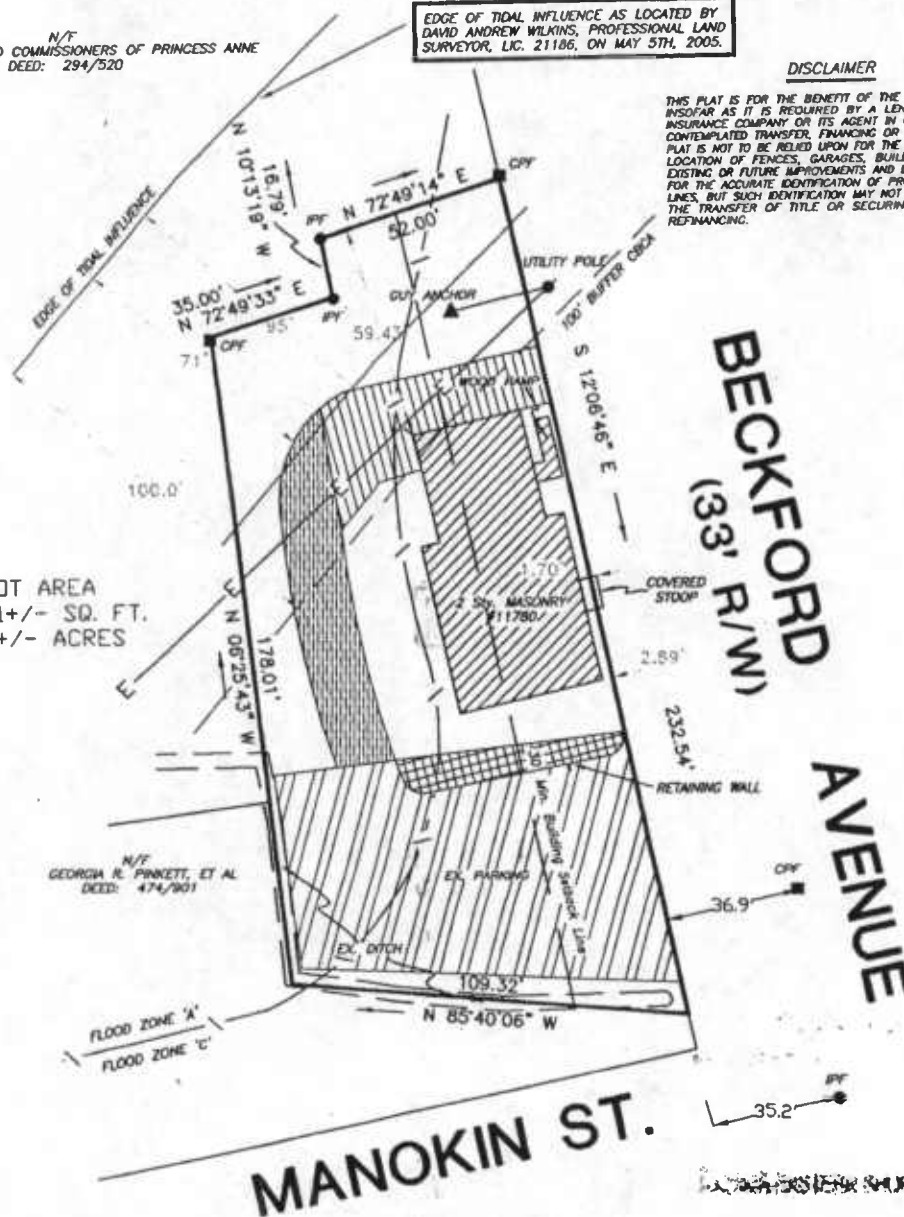
EDGE OF TIDAL INFLUENCE AS LOCATED BY
 DAVID ANDREW WILKINS, PROFESSIONAL LAND
 SURVEYOR, LIC. 21186, ON MAY 31ST, 2005.

DISCLAIMER

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 FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY
 LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR
 THE TRANSFER OF TITLE OR SECURING FINANCING OR
 REFINANCING.



LOT AREA
 19841.1+/- SQ. FT.
 0.46+/- ACRES



- BSL BUILDING SETBACK LINE
- CPF CONCRETE POST FOUND
- CPCF CONCRETE POST/CAP FOUND
- IPF IRON PIPE FOUND
- IPCf IRON PIPE/CAP FOUND
- IRF IRON ROD FOUND
- IRCf IRON ROD/CAP FOUND
- IRCP IRON ROD/CAP PLACED
- X-X FENCE
- E-E OVERHEAD POWER LINES
- SEWAGE DISPOSAL AREA

	EX. DRIVE	+1314 SQ. FT.
	EX. PARKING	+6600 SQ. FT.
	PROP. DRIVE	+1420 SQ. FT.
	EX. BUILDING AND RAMP	+2845 SQ. FT.
	EX. PARKING AREA TO BE REMOVED BEHIND NEW RETAINING WALL	-520 SQ. FT.

TOTAL IMPERVIOUS AREA 11,659 SQ. FT.

ALL OFFSET DISTANCES ARE (± 0.50)

SURVEY NO. PAPD

TAX MAP NO.	202	P.	132
DISTRICT	01		
SUBD.	-		
SECT NO.	-		
BLOCK NO.	-		
LOT NO.	-		
DEED REF.	368/481		
PLAT REF.	9/47		
FLOOD ZONE	A and C'		

**SITE PLAN
 FOR
 PRESIDENT AND
 COMMISSIONERS
 OF PRINCESS ANNE**

**JOHN H. PLUMMER
 and ASSOC. INC.**

815 EASTERN SHORE DRIVE
 SALISBURY, MD. 21804
 (410)-548-4215 FAX (410)-548-0401

DRAWN BY	DAW
DATE	5/5/05
SCALE	1" = 40'
BOOK	- ; PAGE -

Princess Anne Police Department

DIVISION OF CODE ENFORCEMENT

11780 Beckford Avenue Princess Anne, MD 21853

Russell Pecoraro
Chief of Police

Scott Keller
Captain, Investigations

Robert Nelms
Lieutenant, Operations

Phone 410-651-1822
Fax 410-651-0027

Sergeant Robert Wink
Code Enforcement Officer

Chief Russell Pecoraro
Liaison

PCO Gail Hutson
Coordinator

Phone 410-651-1726
Fax 410-651-0027

November 2, 2005

Tracey Gordy
Maryland Dept. of Planning
201 Baptist St., Suite 24
Salisbury, MD 21801

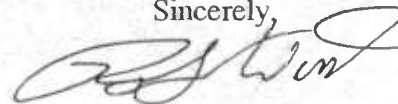
Dear Tracey,

As you are aware we are currently renovating the old jail, a.k.a. "Grey Eagle". Part of this renovation is to completely replace the heating and air system. The original plans called for all of the heating and air units to be placed within the confines of the granite building and vented and drained to the outside. We have exhausted all reasonable possibilities to keep the units within the building and due to the size requirements of the units it has become necessary to place two cooling units outside.

These two units will be located on the rear side of the building well away from the 100' buffer line as delineated on the survey by Plummer and Assoc. They will be placed on preformed plastic bases which measure approx. 38" x 38" and will landscaped around when the final yard grading occurs.

Please contact me if you have any questions regarding this letter or if you need any more information.

Sincerely,



Robert Wink
Code Enforcement Officer

Attachment #2



General File

Maryland Department of Planning

Robert L. Ebrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

September 23, 2005

RECEIVED

OCT 03 2005

CRITICAL AREA COMMISSION

Mr. Robert Wink
Code Enforcement Officer
Town of Princess Anne
11780 Beckford Avenue
Princess Anne, Maryland 21853

Re: Installation of Circular Drive at Old Jail / Current Police Department
Critical Area Compliance

Dear Mr. ^{Robbie}Wink:

I have reviewed the site plan the Town submitted for the above-referenced project and offer the following comments:


1. The site plan appears to be complete with the exception of one additional piece of information. The Critical Area Commission staff will want to know how much new impervious surface is being proposed within the 100' Buffer / BEA. Plummer and Associates can either send me a written letter with that information or prepare a revised site plan with that note added.
2. The impervious surface calculations on the plan indicate that the site will exceed the allowable impervious surface limitation. As I mentioned in my previous letter to you dated February 5, 2005 (See Attachment #1), the Town's cover letter / request for conditional approval will now also need to include a request to exceed the impervious surface limit as well as extend impervious surfaces shoreward in the Buffer (Buffer Exemption Area).

Lower Eastern Shore Regional Office
Salisbury Multi-Service Center
201 Baptist Street • Suite 24 • Salisbury, Maryland 21801-4974
Telephone: 410.713-3460 • Fax: 410.713-3470
Internet: www.MDP.state.md.us

3. I still have not received the Town's response to the criteria that need to be addressed in order for the Critical Area Commission to consider a project for conditional approval. These criteria were provided as Attachment #1 in my February 5th letter and have been included once again for your convenience.

As always, should you have any questions, please feel free to contact me at 410.713.3460.

Sincerely,



Tracey Gordy
Regional Planner/Circuit Rider

Attachments

Cc: Jay Parker
Chief Pecoraro
Ed Baker
Kerrie Gallo



Maryland Department of Planning

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

February 5, 2005

Mr. Robert Wink
Code Enforcement Officer
Town of Princess Anne
11780 Beckford Avenue
Princess Anne, Maryland 21853

Re: Installation of Circular Drive at Old Jail Facility
Critical Area Compliance

Dear ~~Mr.~~ ^{Bobbi} Wink:

It is my understanding from Chief Pecoraro that the Town wishes to install a paved circular driveway around the old jail facility, which is currently being utilized as the Town's Police Department. Although the Town recently received Critical Area approval to re-establish and stabilize the existing gravel drive adjacent to the building, the Chief indicated that when police cars travel down the drive, the slope of the land causes the cars to spin on the loose gravel, thus necessitating the installation of a circular drive.

I have spoken with Kerrie Gallo of the Critical Area Commission staff about this project and we concur that in order to receive Critical Area approval for the new driveway, there are several items that must first be addressed. As you know, this property is located within a Limited Development Area (LDA) and Buffer Exemption Area (BEA) of the Town's Critical Area Overlay District, therefore this project must comply with all of the LDA and BEA requirements. This was more easily accomplished with the jail renovation project because everything proposed was an in-kind replacement with no new areas of impervious surface. This project does not fall within that same category.

The first consideration is the Town's BEA requirements. Those requirements clearly prohibit new impervious surfaces from being extended shoreward of any setback line as defined by existing structures on the site or on adjacent sites. From my knowledge of the property, it appears as if the Town is not able to meet this requirement, as the driveway will be placed shoreward of the existing police station. In addition, because this is a Town project on local government land, a variance cannot be sought from the Town's Board of Zoning Appeals. Therefore, the only way to gain Critical Area approval under the law is to request a "conditional approval" from the Critical Area Commission in Annapolis.

Lower Eastern Shore Regional Office
Salisbury Multi-Service Center
201 Baptist Street • Suite 24 • Salisbury, Maryland 21801-4974
Telephone: 410.749.4618 • Fax: 410.543.6777
Internet: www.MDP.state.md.us

Attachment #1

If the Town would like to proceed with the conditional approval request, the following information / documentation must be prepared and submitted to me:

1. A site plan with the surveyed boundary lines of the property and accurate acreage;
2. Location and dimensions of all existing structures and impervious surfaces on the site;
3. Location and dimensions of all proposed structures and/or impervious surfaces;
4. A field delineation of the 100' Buffer, who performed the delineation, and the date it was performed;
5. Notes on the site plan indicating any tidal wetlands, non-tidal wetlands and buffers, and slopes 15% or greater on or immediately adjacent to the site;
6. A list of all existing and proposed impervious surface (square footage) on the site; and,
7. A written statement addressing the conditional approval criteria provided as Attachment #1.

In addition to the BEA requirements, the Town should also be aware of the relevant LDA criteria. The first criterion is related to impervious surfaces. Parcels 8,000 square feet or less in size are permitted to have 25% + 500 square feet of the land area covered with impervious surfaces. Parcels 8,001 to 21,780 square feet are permitted to cover 31.25% of the parcel, and parcels 21,781 to 36,300 square feet are permitted to cover 5,445 square feet (See Attachment #2). Depending upon the size of the parcel and the existing and proposed amount of impervious surface, the Town may or may not be able to meet this requirement. If the property exceeds the impervious surface limitations, then the conditional approval request will also need to incorporate this issue in addition to the Buffer problem.

Finally, development in LDA's and BEA's require mitigation. I cannot determine what the mitigation requirement will be for this project because I don't have enough information at this time. I just want to make you aware that mitigation will be required either on- or off-site within the Critical Area.

If I might suggest, a much more reasonable alternative to the Town's driveway problem might be to simply pave the existing driveway that was recently re-graveled. It will still require Critical Area review and approval by the Commission staff, but as long as it is paved inside the same footprint as the existing gravel drive, it should not be a major issue and could likely be approved in a short time frame. In addition, it will not have to go in front of the full Critical Area Commission for review as it will not be a conditional

approval request. This is just a suggestion and I am in no way trying to deter the Town from its right to seek the conditional approval.

I hope the information provided in this letter and accompanying attachments is helpful to you in trying to determine how you want to proceed with this project. As always, if you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



Tracey Gordy
Regional Planner/Circuit Rider

Attachments

Cc: Jay Parker
Chief Pecoraro
Kerrie Gallo

CRITICAL AREA COMMISSION
Conditional Approval Process

In order to qualify for consideration by the Commission for conditional approval, the proposing agency must show that the project or program has the following characteristics:

- (1) *That there exist special features of a site or there are other special circumstances such that the literal enforcement of these regulations would prevent a project or program from being implemented;*
- (2) *That the project or program otherwise provides substantial public benefits to the Chesapeake Bay Critical Area Program;*
- (3) *That the project or program is otherwise in conformance with this subtitle;*

The conditional approval request shall, at a minimum, contain the following:

- (1) *A showing that the literal enforcement of the provisions of this subtitle would prevent the conduct of an authorized State or local agency program or project;*
- (2) *A proposed process by which the program or project could be so conducted as to conform, insofar as possible, with the approved local Critical Area Program or, if the development is to occur on State-owned lands, with the criteria set forth in COMAR 27.02.05;*
- (3) *Measures proposed to mitigate adverse effects of the project or program on an approved local Critical Area Program or, if on State-owned lands, on the criteria set forth in COMAR 27.02.05.*

N/F
PRESIDENT AND COMMISSIONERS OF PRINCESS ANNE
DEED: 294/520

EDGE OF TIDAL INFLUENCE AS LOCATED BY
DAVID ANDREW WILKINS, PROFESSIONAL LAND
SURVEYOR, LIC. 21186, ON MAY 5TH, 2005.

DISCLAIMER

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THE TRANSFER OF TITLE OR SECURING FINANCING OR
REFINANCING.



EDGE OF TIDAL INFLUENCE

LOT AREA
19841.1+/- SQ. FT.
0.46+/- ACRES

N/F
GEORGIA R. PINKETT, ET AL
DEED: 474/901

FLOOD ZONE 'A'
FLOOD ZONE 'C'

MANOKIN ST.

BECKFORD
(33' R/W)
AVENUE

RECEIVED
MD. DEPARTMENT OF PLANNING

JUL 6 2005

LOWER EASTERN SHORE OFFICE

BSL	BUILDING SETBACK LINE		
CPF	CONCRETE POST FOUND		
CPCF	CONCRETE POST/CAP FOUND		
IPF	IRON PIPE FOUND		
IPCF	IRON PIPE/CAP FOUND		
IRF	IRON ROD FOUND		
IRCF	IRON ROD/CAP FOUND		
IRCP	IRON ROD/CAP PLACED		
-X-X-	FENCE		
-E-E-	OVERHEAD POWER LINES		
[Hatched Box]	SEWAGE DISPOSAL AREA		
[Diagonal Hatched Box]	EX. DRIVE	+1314 SQ. FT.	
[Horizontal Hatched Box]	EX. PARKING	+6600 SQ. FT.	
[Vertical Hatched Box]	PROP. DRIVE	+1420 SQ. FT.	
[Cross-hatched Box]	EX. BUILDING AND RAMP	+2845 SQ. FT.	
[Grid Hatched Box]	EX. PARKING AREA TO BE REMOVED BEHIND NEW RETAINING WALL	-520 SQ. FT.	
TOTAL IMPERVIOUS AREA		11,659 SQ. FT.	

ALL OFFSET DISTANCES ARE (± 0.50)

SURVEY NO. PAPD

SITE PLAN
FOR
PRESIDENT AND COMMISSIONERS OF PRINCESS ANNE

**JOHN H. PLUMMER
and ASSOC. INC.**

515 EASTERN SHORE DRIVE
SALISBURY, MD. 21804
(410)-546-4215 FAX (410)-546-0401

DRAWN BY DAW

DATE 5/5/05

SCALE 1" = 40'

BOOK - ; PAGE -

TAX MAP NO.	202 p. 132
DISTRICT	01
SUBD.	-
SECT NO.	-
BLOCK NO.	-
LOT NO.	-
DEED REF.	368/481
PLAT REF.	9/47
FLOOD ZONE	' A and C'

PA



General File

Maryland Department of Planning

Robert L. Ebrlich, Jr.
Governor

Audrey E. Scott
Secretary

Michael S. Steele
Lt. Governor

Florence E. Burian
Deputy Secretary

April 25, 2005

Mr. Robert Wink
Code Enforcement Officer
Town of Princess Anne
11780 Beckford Avenue
Princess Anne, Maryland 21853

RECEIVED

APR 27 2005

CRITICAL AREA COMMISSION

Re: Jail Renovation Project

Dear ^{Rebbie} Mr. Wink:

As you know, members of the Critical Area Commission staff recently visited Princess Anne to look at two projects at the Somerset County Office Complex. During that visit, they noticed that the Town had not complied with one of the Critical Area conditions for the jail renovation project. That condition involved the placement of sediment fencing around the entire perimeter of the property, to include the ditch along the parking area. This fencing should have already been installed and must continue to remain in place until all construction has been completed and the ground has been re-seeded and covered with straw (See Attachment #1).

I would appreciate it if you would see that this condition is addressed as soon as possible. I would prefer that it be accomplished within the next couple of days, so I can confirm this with the Critical Area staff in Annapolis prior to my maternity leave effective May 2, 2005.

Please either call me or send me something in writing to let me know that the fencing is in place. Thank you for your cooperation and feel free to conatct me if you have any questions.

Sincerely,

Tracey Gordy
Regional Planner/Circuit Rider

Attachment

Cc: Kerrie Gallo
Jay Parker





Kerrie

Maryland Department of Planning

Robert L. Ehrlich, Jr.
Governor

Audrey E. Scott
Secretary

Michael S. Steele
Lt. Governor

Florence E. Burian
Deputy Secretary

February 5, 2005

Mr. Robert Wink
Code Enforcement Officer
Town of Princess Anne
11780 Beckford Avenue
Princess Anne, Maryland 21853

RECEIVED
FEB 8 2005
CRITICAL AREA COMMISSION

Re: Installation of Circular Drive at Old Jail Facility
Critical Area Compliance

Dear *Robbie* Mr. Wink:

It is my understanding from Chief Pecoraro that the Town wishes to install a paved circular driveway around the old jail facility, which is currently being utilized as the Town's Police Department. Although the Town recently received Critical Area approval to re-establish and stabilize the existing gravel drive adjacent to the building, the Chief indicated that when police cars travel down the drive, the slope of the land causes the cars to spin on the loose gravel, thus necessitating the installation of a circular drive.

I have spoken with Kerrie Gallo of the Critical Area Commission staff about this project and we concur that in order to receive Critical Area approval for the new driveway, there are several items that must first be addressed. As you know, this property is located within a Limited Development Area (LDA) and Buffer Exemption Area (BEA) of the Town's Critical Area Overlay District, therefore this project must comply with all of the LDA and BEA requirements. This was more easily accomplished with the jail renovation project because everything proposed was an in-kind replacement with no new areas of impervious surface. This project does not fall within that same category.

The first consideration is the Town's BEA requirements. Those requirements clearly prohibit new impervious surfaces from being extended shoreward of any setback line as defined by existing structures on the site or on adjacent sites. From my knowledge of the property, it appears as if the Town is not able to meet this requirement, as the driveway will be placed shoreward of the existing police station. In addition, because this is a Town project on local government land, a variance cannot be sought from the Town's Board of Zoning Appeals. Therefore, the only way to gain Critical Area approval under the law is to request a "conditional approval" from the Critical Area Commission in Annapolis.

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Salisbury Multi-Service Center
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Telephone: 410.749.4618 • Fax: 410.543.6777
Internet: www.MDP.state.md.us



If the Town would like to proceed with the conditional approval request, the following information / documentation must be prepared and submitted to me:

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3. Location and dimensions of all proposed structures and/or impervious surfaces;
4. A field delineation of the 100' Buffer, who performed the delineation, and the date it was performed;
5. Notes on the site plan indicating any tidal wetlands, non-tidal wetlands and buffers, and slopes 15% or greater on or immediately adjacent to the site;
6. A list of all existing and proposed impervious surface (square footage) on the site; and,
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approval request. This is just a suggestion and I am in no way trying to deter the Town from its right to seek the conditional approval.

I hope the information provided in this letter and accompanying attachments is helpful to you in trying to determine how you want to proceed with this project. As always, if you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



Tracey Gordy
Regional Planner/Circuit Rider

Attachments

Cc: Jay Parker
Chief Pecoraro
Kerrie Gallo



Maryland Department of Planning

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

November 19, 2004

Chief Russell Pecoraro
Deputy Code Enforcement Officer
Town of Princess Anne
11780 Beckford Avenue
Princess Anne, Maryland 21853

Re: Critical Area Approval of Jail Renovation Project

Dear Chief Pecoraro:

Attached please find a letter from Kerrie Gallo of the Critical Area Commission staff, which states that she concurs with my determination that the jail renovation is consistent with the Town's Critical Area Program and Ordinance.

Please pay particular attention to paragraph two where she addresses that this is an after-the-fact approval and cites sections of the Critical Area Law regarding the proper procedure for submittal of local government agency actions. In the future, you should be prepared to submit such projects to me at least thirty days prior to the scheduled commencement date.

Since Ms. Gallo agrees with my determination, you may proceed with the renovations and construction of the retaining wall, subject to the following conditions:

- ✱ 1. Sediment fencing must be installed around the entire rear perimeter of the jail property in order to help control potential erosion into the Manokin River. The fencing should start at the rear of the parking lot and extend to the other side of the driveway on the north side of the building. This fencing should remain in place until all exterior

Lower Eastern Shore Regional Office

Salisbury Multi-Service Center

201 Baptist Street • Suite 24 • Salisbury, Maryland 21801-4974

Telephone: 410.749.4618 • Fax: 410.543.6777

Internet: www.MDP.state.md.us

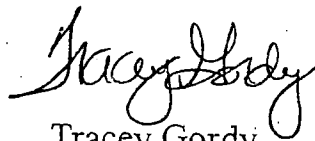
Attachment #1

renovations have been completed and the non-vegetated ground has been covered with straw and seeded; and,

2. This approval is only for the improvements mentioned in the consistency report. Any additional renovations must be re-submitted for Critical Area review and compliance.

As always, please do not hesitate to contact me if you have any questions.

Sincerely,



Tracey Gordy
Regional Planner/Circuit Rider

Attachment

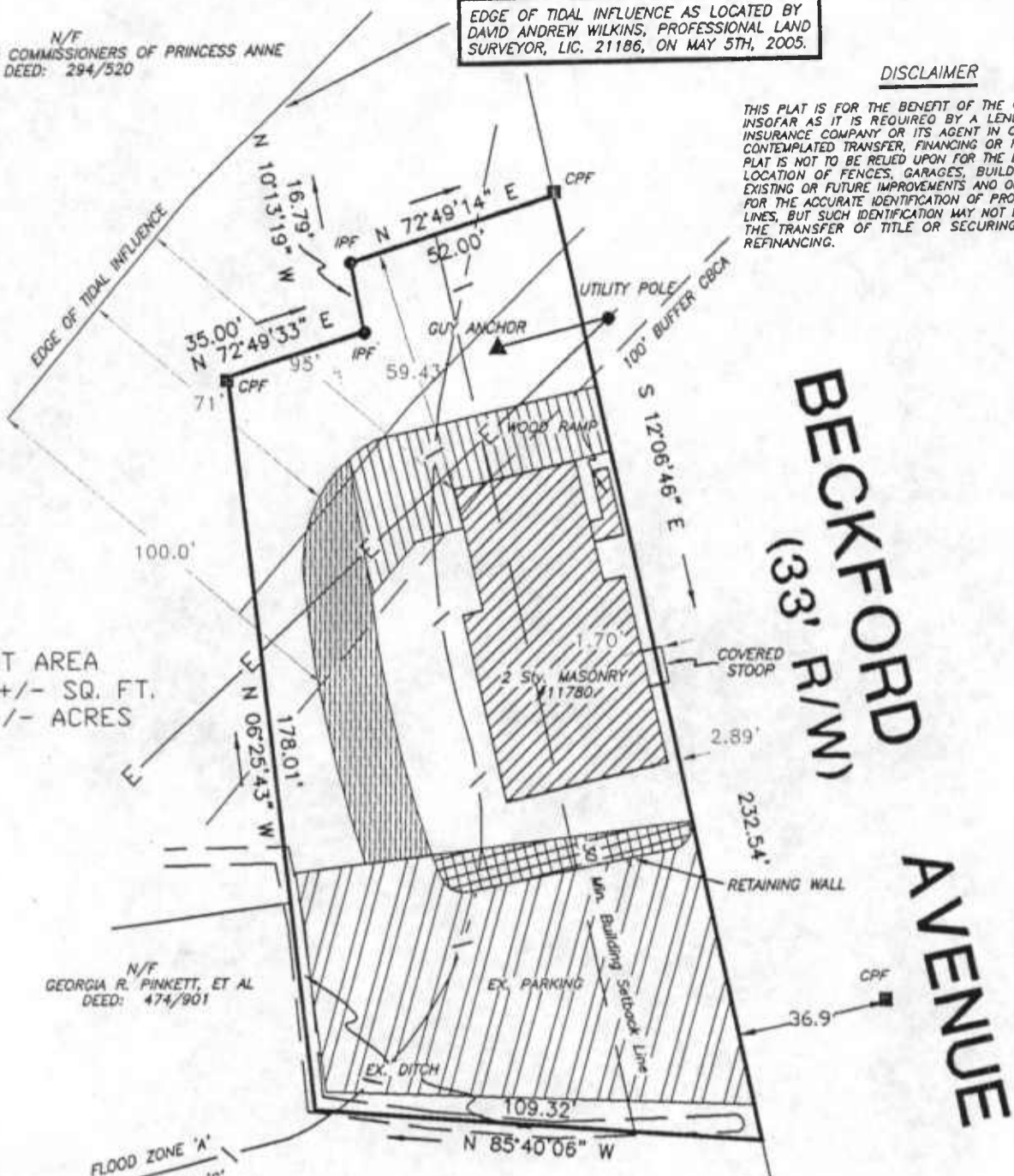
Cc: Kerrie Gallo
Jay Parker

N/F
PRESIDENT AND COMMISSIONERS OF PRINCESS ANNE
DEED: 294/520

EDGE OF TIDAL INFLUENCE AS LOCATED BY
DAVID ANDREW WILKINS, PROFESSIONAL LAND
SURVEYOR, LIC. 21186, ON MAY 5TH, 2005.

DISCLAIMER

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REFINANCING.



LOT AREA
19841.1 +/- SQ. FT.
0.46 +/- ACRES

N/F
GEORGIA R. PINKETT, ET AL
DEED: 474/901

RECEIVED
OCT 4 2006
CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

MANOKIN ST.

RECEIVED
MD. DEPARTMENT OF PLANNING
SEP 25 2006

- BSL BUILDING SETBACK LINE
- CPF CONCRETE POST FOUND
- CPCF CONCRETE POST/CAP FOUND
- IPF IRON PIPE FOUND
- IPCF IRON PIPE/CAP FOUND
- IRF IRON ROD FOUND
- IRCF IRON ROD/CAP FOUND
- IRCP IRON ROD/CAP PLACED

- EX. DRIVE +1314 SQ. FT.
- EX. PARKING +6600 SQ. FT.
- PROP. DRIVE +1420 SQ. FT.
- EX. BUILDING AND RAMP +2845 SQ. FT.
- EX. PARKING AREA TO BE REMOVED BEHIND NEW RETAINING WALL -520 SQ. FT.

TOTAL IMPERVIOUS AREA 11,659 SQ. FT.

ALL OFFSET DISTANCES ARE (± 0.50)

SURVEY NO. PAPD

TAX MAP NO.	202 p. 132
DISTRICT	01
SUBD.	-
SECT NO.	-
BLOCK NO.	-
LOT NO.	-
DEED REF.	368/481
PLAT REF.	9/47
FLOOD ZONE	A and C'

SITE PLAN
FOR
PRESIDENT AND COMMISSIONERS OF PRINCESS ANNE

JOHN H. PLUMMER
and ASSOC. INC.

515 EASTERN SHORE DRIVE
SALISBURY, MD. 21804
(410)-546-4215 FAX (410)-546-0401

DRAWN BY	DAW
DATE	5/5/05
SCALE	1" = 40'
BOOK	- ; PAGE -

EDGE OF TIDAL INFLUENCE

N 101°3'19" W
16.79'
N 72°49'14" E
52.00'

35.00'
N 72°49'33" E
95°

Landscape & mulched area

New tree (typical)

NEW A/C UNIT
(3'x3')

LOT AREA
9841.1 +/- SQ. FT.
0.46 +/- ACRES

2 NEW
A/C UNITS
(3'x3' each)

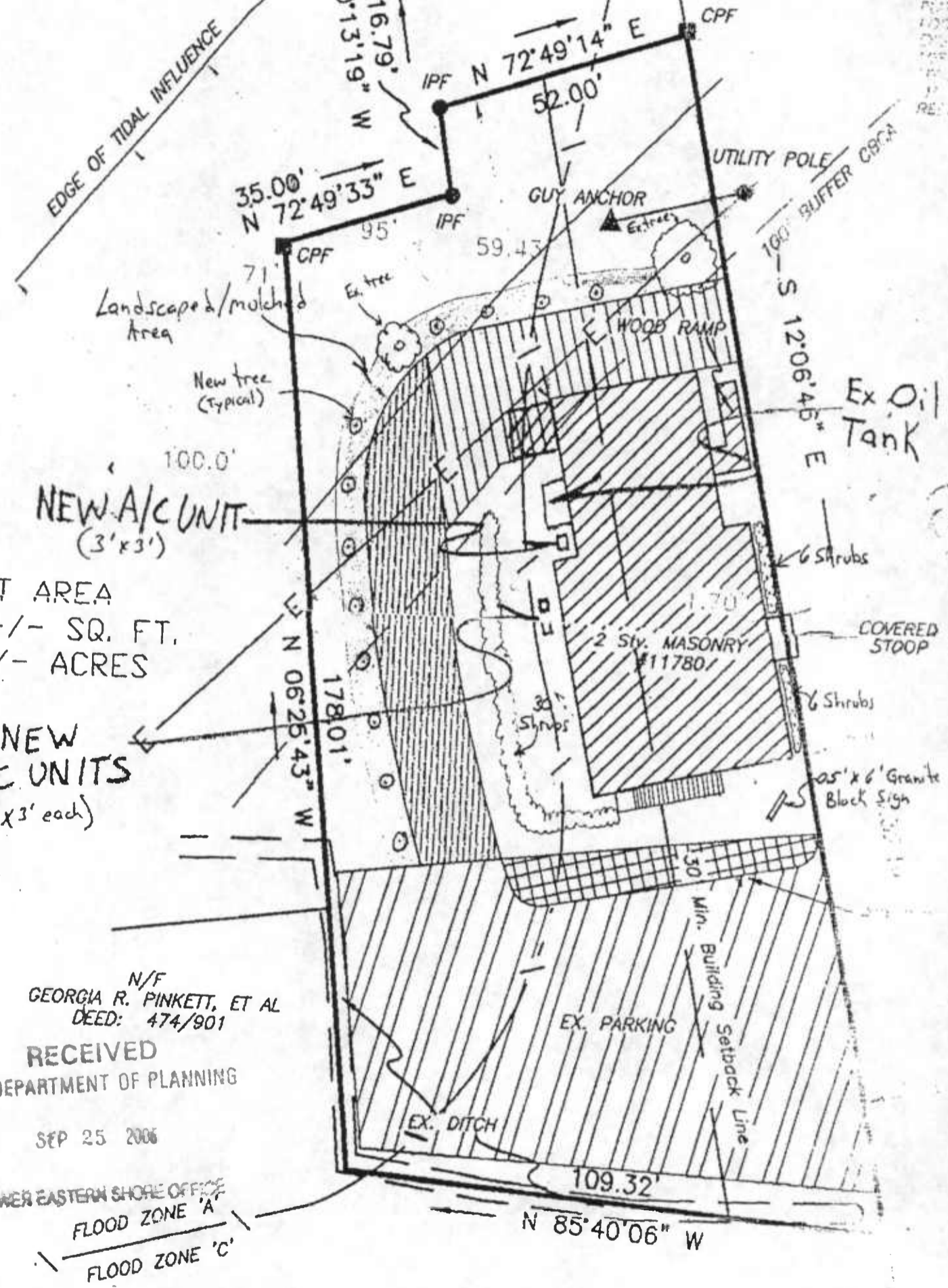
N/F
GEORGIA R. PINKETT, ET AL
DEED: 474/901

RECEIVED
MD. DEPARTMENT OF PLANNING

SEP 25 2006

LOWER EASTERN SHORE OFFICE
FLOOD ZONE 'A'
FLOOD ZONE 'C'

MANOKIN ST



Ex Oil Tank

COVERED STOOP

25' x 6' Granite Block Sign

EX. PARKING

EX. DITCH

Min. Building Setback Line

109.32'

N 85°40'06" W

UTILITY POLE
GUY ANCHOR
100' BUFFER CBGA

WOOD RAMP

2 SIV. MASONRY #11780/

6 Shrubs

6 Shrubs

6 Shrubs

178.01'

E N 06°25'43" W

100.0'

71'

59.43'

CPF

IPF

IPF

CPF

CPF

CPF

CPF

CPF

CPF

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PLAT 9/47