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Comments 2/15/07
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**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/

February 15, 2007

Ms. Mary Kay Verdery
Talbot County Office of Planning and Zoning
11 N. Washington Street
Courthouse
Easton, Maryland 21601

Re: Sinclair Avenue Waterfront Park

Dear Ms. Verdery:

Thank you for providing information on the above referenced waterfront park project. It appears that the County Department of Public Works is proposing after-the-fact to repave and reduce the width of a County-owned and maintained roadway within a waterfront park area. The proposed project also includes the installation of revetment waterward of the existing failing bulkhead. In addition, it appears that a small portion of the new revetment lies landward of the existing bulkhead, within the 100-foot Buffer. The project lies entirely within the Limited Development Area (LDA).

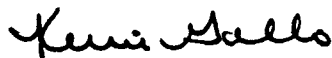
In evaluating the information provided, it is my understanding that the proposed project creates no new impervious surface area within the Buffer, and in fact, reduces the overall impervious surface area onsite by 600 square feet. In addition, no tree clearing is proposed in conjunction with the project. When new or redevelopment is undertaken on a County-owned property, compliance with the current Critical Area regulations must be demonstrated to the extent possible. In this case, the County has not provided information regarding the existing and proposed developed woodland cover on the site within the consistency report. While it appears that the 35 shrub plantings provided adequately meets the mitigation requirement for disturbance to the Buffer associated with the grading and new revetment, and provides for approximately 1,250 square feet of credit towards meeting the afforestation requirement within the LDA, the County must demonstrate that compliance with the 15% afforestation requirement has been achieved to the extent possible.

On this site, it appears that ample areas of grassed cover exist which could be planted in developed woodland cover. Therefore, in order to demonstrate consistency with the requirements for local government project as detailed within COMAR 27.02.02, we recommend that the County provide a revised planting plan which includes an additional 500 square feet of native plantings. It appears that ten additional shrub plantings would accomplish this goal.

Mary Kay Verdery
Sinclair Avenue Consistency Report
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Thank you for your cooperation and efforts in bringing this project to Commission staff for review. If you have any questions, please contact me at 410-260-3482.

Sincerely,

A handwritten signature in cursive script that reads "Kerrie Gallo".


Kerrie L. Gallo
Natural Resource Planner
TC40-07

Consistency Report for Local Government Projects

Project Name: Sinclair Avenue Waterfront Park	Jurisdiction: Talbot County, Maryland
Project Description: Construct a stone revetment outboard of an existing failing bulkhead. Remove a portion of existing paved roadway that extends to the bulkhead and install topsoil, grass, landscaping, and benches in order to convert this property from a roadway to a passive waterfront park. Resurface existing remaining roadway surface.	
Local Agency proposing project: Talbot County Department of Public Works	
Contact Name and Phone Number: Jesse Fearins: (410) 770-8173	
Project Location (include street address, tax map and parcel number): 21350 Sinclair Ave., Tilghman, MD 21663 Tax Map 44A, no parcel number	
Critical Area acreage: 12,500 sq. ft. or 0.29 acres	
Critical Area designation: L.D.A.	

Project Data	
Existing forest/woodland/trees:	0% of site:
Proposed clearing:	0% of existing forest:
Mitigation to be provided:	
Planting location & species (also show on site plan):	
Existing impervious surface:	5,000 sq. ft. or 40% of site
Proposed new impervious:	(600) sq. ft. reduction
Total impervious surface:	4,400 sq. ft. or 35% of site
If the % of impervious cover exceeds the permitted amount in the LDA or RCA, the project may need a Conditional Approval from the Critical Area Commission. Please contact your Commission planner for assistance.	
Total Area Disturbed: 250 sq. ft.	
Stormwater Management: (If site is in the IDA, the 10% worksheets must be attached. Otherwise, local stormwater requirements must be addressed.) Since the impervious surface has been reduced by 12%, it is presumed that there is at least a 12% reduction in the runoff.	
Has project received local approval of SWM and sediment and erosion control plans? Exempt, disturbance less than 5,000 sq. feet.	
Buffer impacts? None, reduction of impervious area within the buffer.	
Is project water dependent? Yes	
If there are Buffer impacts proposed and the project is not water dependent, the project may need a Conditional Approval from the Critical Area Commission. Please contact your Commission planner for assistance.	
Other Habitat Protection Areas:	
Colonial Nesting Waterbird site? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Waterfowl Staging Area? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Endangered / threatened species? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Forest Interior Dwelling Bird Habitat? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Anadromous Fish Propagation Waters? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Non-tidal Wetland Impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, MDE permit #:	
Tidal Wetland Impacts? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, MDE permit #: 05-GL-1567	

In accordance with COMAR 27.02.02, we hereby certify that this local agency project is consistent with the requirements of the local Critical Area Program.


(Signature)

Please sign above, attach the site plan to this report and submit to the Critical Area Commission at 1804 West St., Suite 100, Annapolis, MD 21401



40-07

TALBOT COUNTY OFFICE OF PLANNING & ZONING

COURT HOUSE

11 N. WASHINGTON STREET
EASTON, MARYLAND 21601

PHONE: 410-770-8030

FAX: 410-770-8043
TTY: 410-822-8735

January 17, 2007

Mrs. Kerrie Gallo
Chesapeake Bay Critical Area Commission
1804 West Street, Suite 100
Annapolis, MD 21401

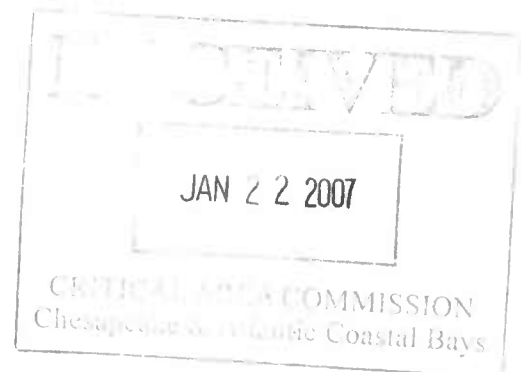
Re: Sinclair Avenue Waterfront Park, Tilghman

Dear Mrs. Gallo:

In accordance with Title 27, Chesapeake Bay Critical Area Commission, Subtitle 02, Development in the Critical Area Resulting from State and Local Agency Programs, Chapter 02, State and Local Agency Actions Resulting in Development of Local Significance on Private Lands or Lands Owned by Local Jurisdictions, enclosed please find the Department of Public Works plans to construct stone revetment outboard of an existing failing bulkhead, replacement of paved roadway with narrow paved trail, planting of grass and landscaping material located on Talbot County Tax Map 201. This property is zoned Village Center and located entirely within a Limited Development Area (LDA).

As indicated on the enclosed photographs, majority of this development activity has already occurred with the exception of implementing the final landscaping plan. All offices are now aware of the requirement of Critical Area Commission evaluation and approval, either by consistency consent by staff or formal Commission review, prior to development activity.

Since this project involved the redevelopment of pre-existing, grandfathered uses or structures and results in a 5% decrease in impervious surfaces, this activity is consistent with the County's



Critical Area Program and Code. The 20 foot wide road bed previously extended to the failing bulkhead. This feature has been reduced in length resulting in a 600 sq. foot reduction in impervious surface for the site.

If you have any questions about this project or need additional information please do not hesitate to contact me at 410-770-8030.

Sincerely,
Talbot County Planning and Zoning


Mary Kay Verdery
Assistant Planning Officer

Attachment: Consistency Report
Correspondence from Public Works
Site photographs (before and after work)

GENERAL PLANTING NOTES:

1. Prior to and during construction, contractor to verify location of utilities and obstructions. If any problems arise, contractor to notify Landscape Architect and/or owner, to make design changes and where required, approve adjustments during construction to provide clearances or proper connections.
2. The contractor shall be responsible for repairing and replacing any utility, site or structural damage during landscape construction and installation, and maintain a clean orderly site.
3. Contractor to supply, and install plant material as per drawing.
4. Plant numbers on list may not be correct, drawing to prevail.
5. Landscape Architect and/or owner must approve all specified materials substitutions.
6. All work to meet or exceed the American Landscape Contractors Association specifications.
7. Contractor to give Landscape Architect a minimum of 2 days notice to direct design layout, planting bed edges and plant locations, or to confirm design layout, planting bed and plant locations. Plant material to be located by scaling drawing as shown, on center.
8. Planting beds shall have a minimum of 12" of an approved planting mixture, with smooth continuous Trex™ edges, and receive a minimum 3" of Tred Spread™ mulch, mixed with a granular pre-emergent herbicide such as Snapshot™.
9. Tree Pits: Overdig holes and lay filter cloth in bottom of hole. Then place 8" to 12" of gravel, top with another layer of filter cloth and then a minimum of 4" of 50% sand and 50% topsoil. Oversize (min. of 4" all the way around) and scarify sides of planting pit and fill with the sand/topsoil mixture after placing tree. Plant trees a minimum of 4" above grade, and shrubs 2-3" above grade. The top of the root ball should be 4" to 6" above the existing soil level of the planting bed. Fertilized with +/- a cup of bone meal, and the recommended amount of slow release fertilizer mixed into the bottom 4" of the sand/topsoil mix.
10. Acid Loving Shrubs: (Hollies, Leucothoe, Rhododendron, Azalea and Laurels) Overdig holes and sides +/- 4" and use a mixture of one third peat mass, one third sand and one third topsoil. Fertilize with 'Holly Tone™' and top of root ball should be at least 2" to 3" above grade after planting.
11. Other Shrubs: Same as above except fertilize with slow release granular, bone meal and use the half sand half topsoil planting mix.

SCOPE OF WORK:

CONTRACTOR TO:

1. Provide current M.H.I.C number and Certificate of Insurance, naming Talbot County Department of Public Works, 28712 Glebe Road, Suite 3, Easton, Maryland 21601, as the certificate holder.
2. Exercise extreme care in excavating and working near existing utilities and paving. Contractor shall be responsible for damages to turf, utilities and paving which are caused by his operations or neglect.
3. Grade, then supply & install sod, as shown on this drawing &/or as directed by the Landscape Architect.
4. Supply & install plant material as specified.
5. Supply & install Trex™ edges as shown on this drawing.
6. Supply & install 3" recycled tire brown rubber mulch Tred Spread™ with Snapshot™ in planting beds as shown on this drawing.

COUNTY TO:

1. Supply & install prefab concrete bumpers, bicycle rack & benches.
2. To be responsible for watering and maintenance, upon completion of this project.

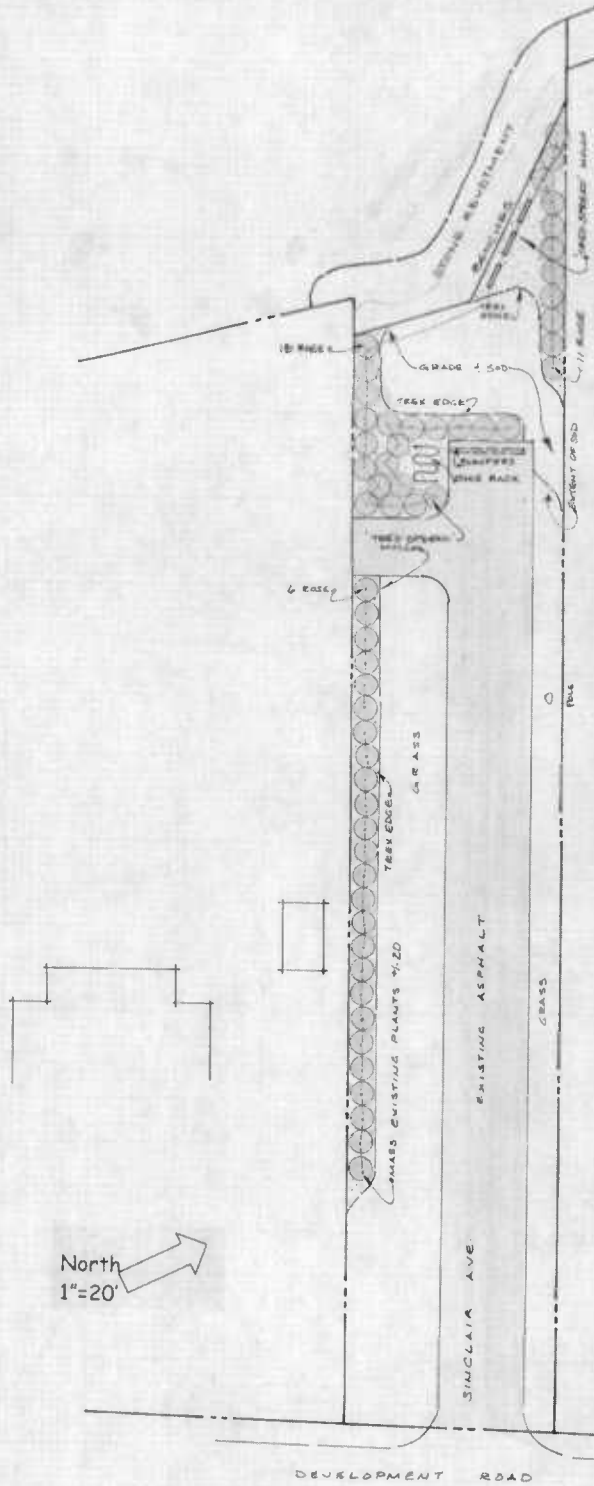
PLANT LIST:

NO.	BOTANICAL NAME	COMMON NAME	SIZE & COND.
35	Rose <i>Rosa rugosa</i> 'Frau Dagmar Hastrop'	Dagmar Rugosa Rose	18"-24" cont

(1875 # @ 25¢ per shrub
1750 @ 50¢ " ")

1750

1875



LISA HAZEN, Landscape Architect
5260 Long Point Farm, Oxford, Md., 21654
(410) 822-6211, (FAX) 226-0218, (Cell) 924-0877

LANDSCAPE PLAN of SINCLAIR AVE. POCKET PARK
TILGHMAN ISLAND, MARYLAND
NOVEMBER, 2006
PREPARED FOR: TALBOT COUNTY DEPT. OF PUBLIC WORKS, (410) 770-8170