

TC 0141-07
Cons. Rep.

Tilghman Back Creek Park
Improvements

S1829-6841

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connect
3/19/07



**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/

March 19, 2007

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

Re: Tilghman Back Creek Park – Re-deck observation deck, construct steps and soft-
landing for boat/canoe/kayak access
Consistency Report

Dear Ms. Verdery:

Thank you for forwarding the above-referenced project to this office per the requirements of COMAR 27.02.02 - State and Local Agency Actions Resulting in Development of Local Significance on Private Lands or Lands Owned by Local Jurisdictions. After reviewing the consistency report, this office agrees that the project is generally consistent with the Talbot County Critical Area Program for the reasons outlined below.

1. The proposed project is located in Tilghman, MD, and consists of updating an observation deck and installing flagstone steps, a flagstone path, and a soft landing adjacent to Back Creek. The Critical Area is designated as Resource Conservation (R.C.). The observation deck will be re-decked, with a new guardrail added. The flagstone steps, flagstone path, and sand soft-landing for boats, canoes, and kayaks for access to Back Creek will be newly installed. The project is water-dependent.
2. There is a minimal increase in the amount of impervious surface (174 feet added) for water-dependent use, so there is no expected increase in stormwater runoff.
3. No forests, woodlands, or trees will be removed.
4. Since the area disturbed is less than 500 square feet, the project is exempt from stormwater management methods as well as sediment and erosion control plans.
5. For erosion control, the applicant has planned to plant lirioppe on the bank adjacent to the flagstone steps. However, we recommend that, in exchange for lirioppe, either St. John's Wort, switchgrass, or coastal panicgrass be planted instead.

Mary Kaye Verdery

March 19, 2007

TC 0141-07

Thank you again for your cooperation and assistance with reviewing this project. If you have any questions, please call me at (410) 260-3483.

Sincerely,

Nick Kelly

Natural Resources Planner

cc: TC 0141-07



TC 141-07

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

March 12, 2007

Mr. Nick Kelly
Chesapeake Bay Critical Area Commission
1804 West Street, Suite 100
Annapolis, MD 21401

Re: Tilghman Back Creek Park Improvements

Dear Mr. Kelly:

This report is submitted 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 for the redecking and installation of new guardrail on the observation deck, as well as, installation of flagstone steps, trail and soft landing located on Talbot County Tax Map 38, Parcel 20. This property is zoned Rural Conservation and located entirely within a Rural Conservation Area (RCA).

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

TALBOT COUNTY
DEPARTMENT OF PUBLIC WORKS
28712 Glebe Road, Suite 3
EASTON, MARYLAND 21601
Ph.: (410) 770-8173
Fax: (410) 770-8176

ORIGINAL

MEMORANDUM

To: Mary Kay Verdery

From: Jesse Fearins 

Re.: Consistency Report, Tilghman Back Creek Park Improvements

Date: March 7, 2007

Find enclosed Consistency Report for the subject project. The Project Description, as shown on the Consistency Report, outlines the scope of work. I am currently working on the plans and specifications for contractor bidding for the re-decking and installation of new guardrail on the Observation Deck. I will obtain a building permit with the Permits and Inspections Office prior to start of work.

The Parks and Recreation Department has a contractor to perform the flagstone steps, trail and soft landing as soon as all approvals are obtained. They will obtain approval from Bob Graham, with the Planning Office, prior to start of construction.

For your information, I have attached pictures denoting the existing condition of the observation deck. I have also attached aerial photos outlining the location of the entire property and the work location. I have also attached a drawing of the flagstone steps, trail and soft landing. If you have any questions or desire additional information, please contact me.

enc.

cc: Elisa Deflaux
Rick Towle
Bob Graham

Consistency Report for Local Government Projects

Project Name: TILGHMAN BACK CREEK PARK	Jurisdiction: Talbot County, Maryland
Project Description: Re-deck and install new guardrail on existing observation deck. Construct adjacent flagstone steps, flagstone path and sand soft-landing for small boat/canoe/kayak access to Back Creek.	
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): 6204 Tilghman Island Road, Tilghman, MD 21671 Tax Map 38, Parcel 20	
Critical Area acreage: 6 acres Critical Area designation: R.C.A.	

St. John's wort

switchgrass or coastal panicgrass

Project Data	
Existing forest/woodland/trees:	28% of site:
Proposed clearing:	0.25% of existing forest:
Mitigation to be provided:	None
Planting location & species (also show on site plan): FOR EROSION CONTROL, LIRIOPE SHALL BE PLANTED ON THE BANK ADJACENT TO THE FLAGSTONE STEPS.	
Existing impervious surface:	0.36 acres or 6% of site
Proposed new impervious:	0.004 acres
Total impervious surface:	0.364 acres or 6.1% 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: 200 sq. ft.	
Stormwater Management: (If site is in the IDA, the 10% worksheets must be attached. Otherwise, local stormwater requirements must be addressed.) Since there is minimal revision to the impervious surface, it is presumed that there is no increase in the runoff.	
Has project received local approval of SWM and sediment and erosion control plans? Exempt, disturbance less than 500 sq. feet above mean high water.	
Buffer impacts? None, no revision 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 type="checkbox"/> No <input checked="" 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 type="checkbox"/> No <input checked="" type="checkbox"/> If yes, MDE permit #:	

ask
Lead Anne for some substitution suggestions

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

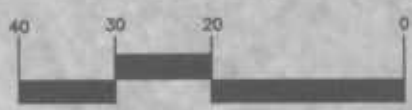
NOTE:

1. ALL WORK IS ABOVE MHW. NO MDE PERMIT REQUIRED.
2. MINIMUM INTRUSION UPON THE 100' BUFFER. DISTURBED AREAS SHALL BE HEAVILY PLANTED WITH LIRIOPE TO DETER EROSION.
3. EXISTING VEGETATION IN FRONT OF SOFT LANDING WILL REMAIN.
4. EXISTING VEGETATION THAT WILL BE DISTURBED FOR CONSTRUCTION IS PRIMARILY OF INVASIVE SPECIES.

BACK CREEK



TILGHMAN - BACK CREEK
PARK IMPROVEMENTS
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.