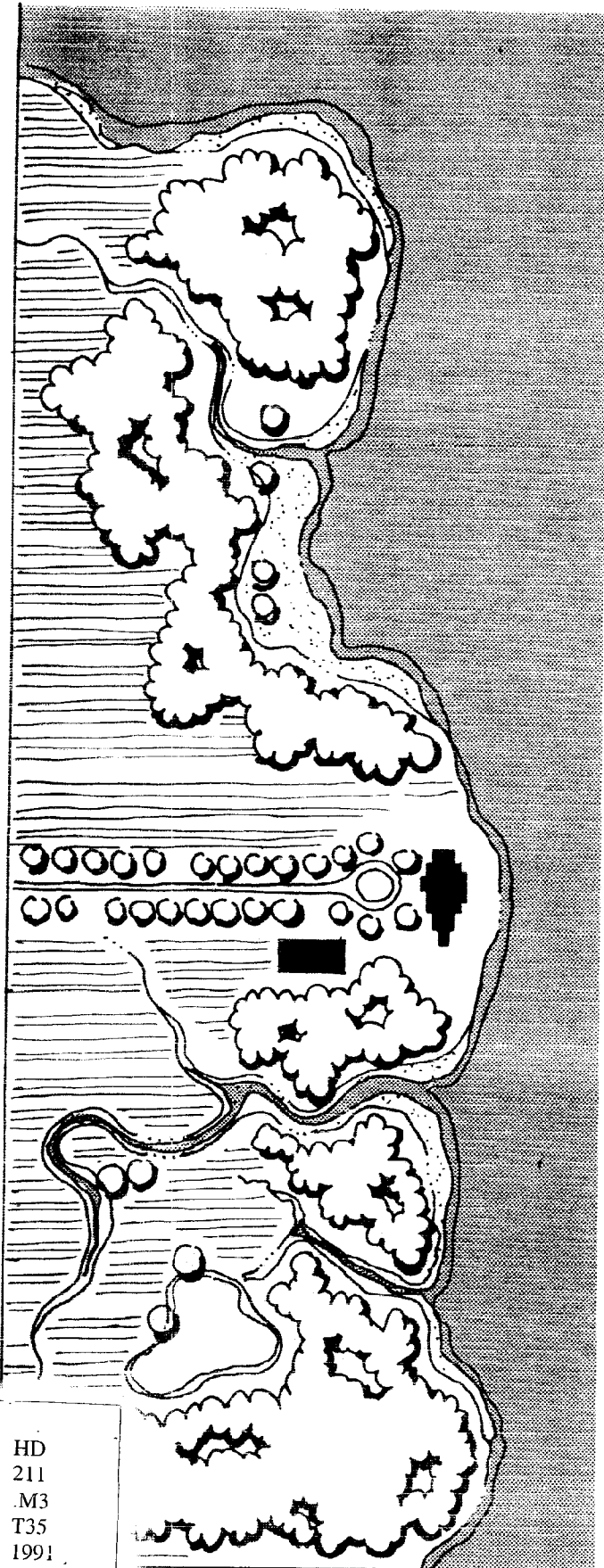


TALBOT COUNTY DESIGN MANUAL

October 1991



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1991

Office of Planning
and Zoning

TALBOT COUNTY DESIGN MANUAL

October 1991

This design manual has been prepared for the Talbot County Planning Office by Redman/Johnston Associates, Ltd. The authors wish to acknowledge the efforts of people in the County who have reviewed components of this manual and assisted in guiding its direction and execution.

Talbot County Planning Office

Dan Cowee, *Planning Officer*

Barry Griffith, *Assistant Planning Officer*

Financial assistance was provided by the Coastal Resources Division, Maryland Department of Natural Resources through a grant provided by the Coastal Zone Management Act of 1972, as amended, administered by the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration

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PURPOSE

In 1990 - 1991, Talbot County undertook the preparation of a new long range Comprehensive Plan and a new Zoning Ordinance. These documents are intended to guide the location, rate and quality of growth for the County. Generally speaking, these documents promote several objectives which include conservation of agricultural lands and rural character, protection of sensitive land and environmental resources and the establishment of land use policy and ordinance requirements which regulate growth by affecting development form and design.

This Design Manual intends to outline "design concepts and guidelines" which achieve the objectives of the County's Comprehensive Plan, Zoning Ordinance, Subdivision Regulations and other regulatory ordinances. These documents establish base line development requirements to be complied with in preparing land development plans. This "design manual" illustrates these principles and suggests land development approaches which can be fairly and consistently evaluated and which achieve the "design images" anticipated by County residents.

This document will be used by the County Planning staff to clearly illustrate what the "words in the ordinance" really mean when applied to a development site. While this manual depicts many "development issues", each property is inherently unique and should be discussed with the County Planning staff early in the design process.

ZONING DISTRICTS

The County's Comprehensive Plan establishes policy for the type, amount and general character of development which can be expected to occur over the next decade. The Zoning Ordinance and Subdivision Regulations codify specific development requirements designed to fulfill the goals of the Comprehensive Plan and establish a benchmark from which to consistently review and approve development projects. This section of the Design Manual illustrates in simple plans and diagrams the options available to the landowner which meet ordinance requirements and promote quality design and development.

These "guidelines" are provided to illustrate a range of opportunities available, any of which, depending on site specific parameters, will assist the landowner in preparing a land development plan.

The following is a list of the Zoning Districts in Talbot County:

Rural and Agricultural Conservation (RAC)

Rural Conservation (RC)

Rural Residential (RR)

Town Residential (TR)

Village Center (VC)

Limited Commercial (LC)

General Commercial (GC)

Limited Industrial (LI)

Manufactured Home Development Floating Zone (MHD)

Affordable Housing Floating Zone (AH)

Historic District Overlay Zone (HD)

Easton Airport Overlay Zone (EA)

Rural Agricultural Conservation District

The stated purpose of the RAC district "... to provide for a full range of agricultural activities, to provide for the location of agri-business uses and allow limited single family residential development" suggests that housing development in this zone will be less dominant, both in area of influence and in visual prominence, to agricultural land uses. The following pages illustrate current design practices and then preferred design solutions. They present design possibilities for cluster and density enhanced plans that protect agricultural activities, preserve viable farmland tracts, and manage aesthetics related to preserving "rural character".

Because much of the County is designated RAC, development in this district will impact visual character and will impact resources and water quality. Successful projects will utilize natural amenities to buffer development from major road corridors and to filter runoff and pollutants before they reach sensitive resource areas.

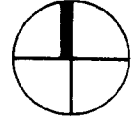
SITE ANALYSIS

116 Ac.



Preferred Development Areas

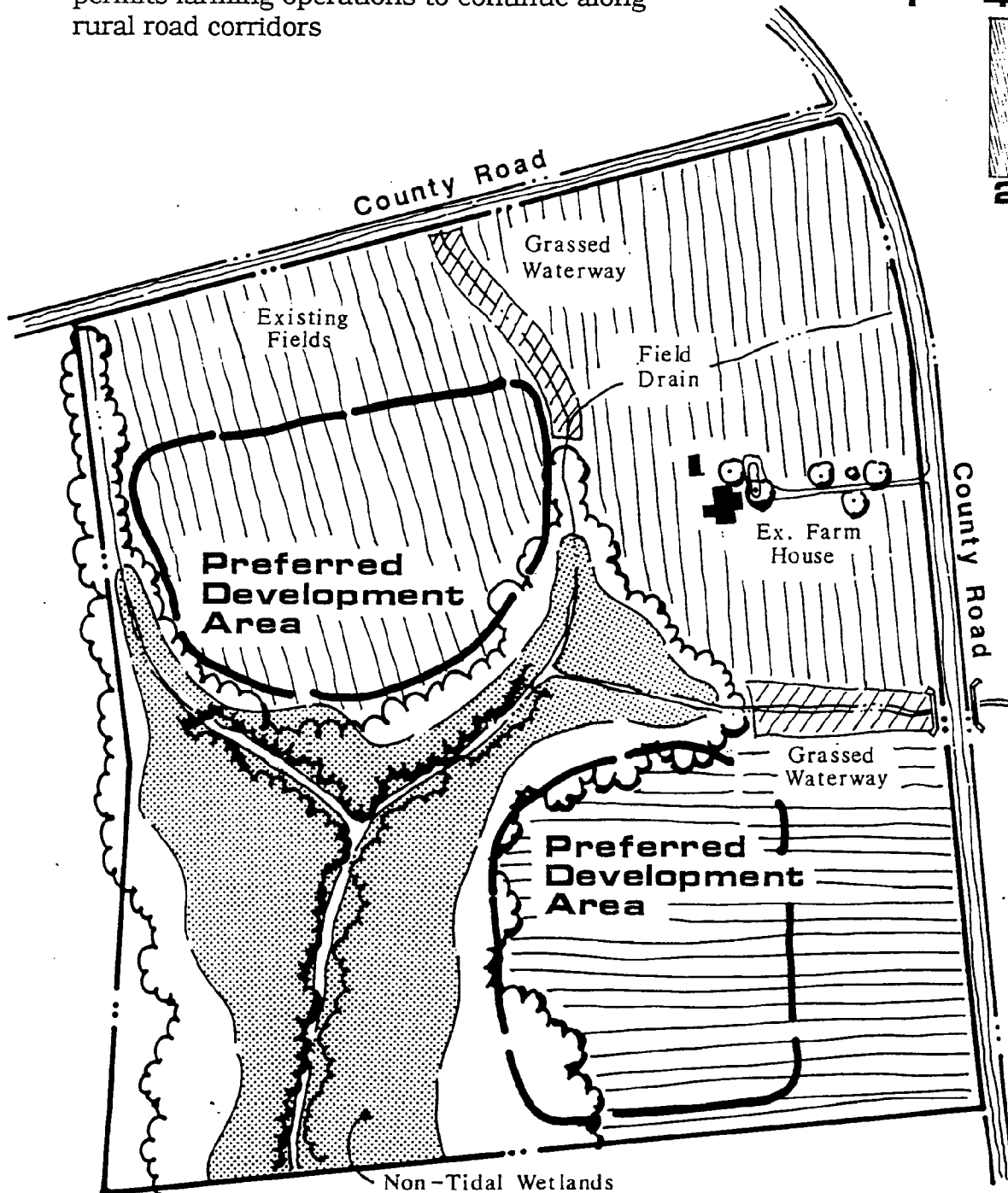
- located away from county road - "view corridors"
- tucked within existing vegetation and behind hedgerows
- permits farming operations to continue along rural road corridors



1" = 400'



2ac



RAC

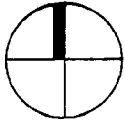
RURAL SUBDIVISION

116 Ac.

Traditional Approach - Scattered

Density Permitted $(116 \text{ ac} / 20) + 3 \text{ lots} = 5 + 3 = 8$ lots or less

Standards (based on 2 ac or larger lot size)

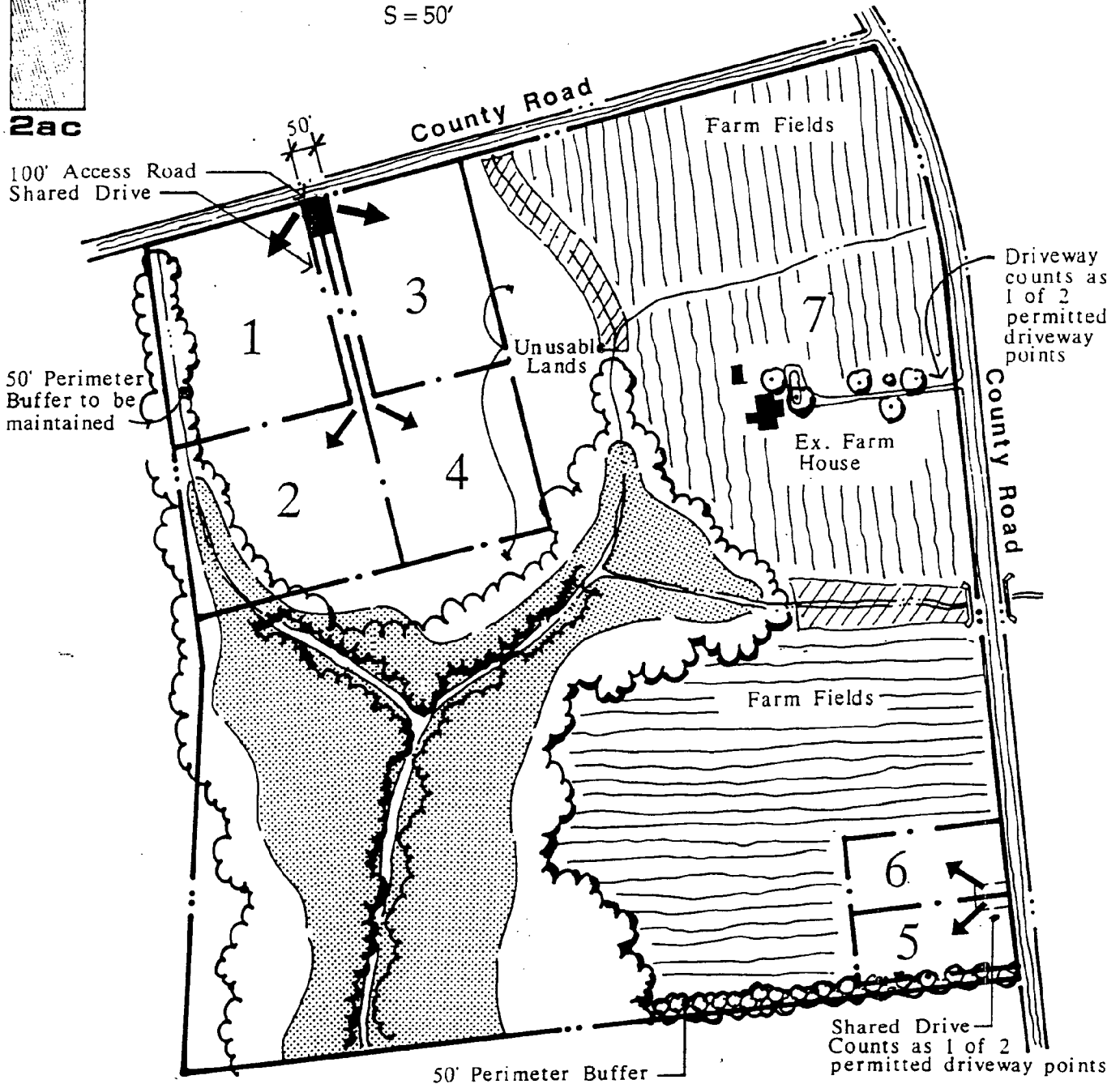


1" = 400'



2ac

Setbacks F = 50' R = 50' S = 50' Perimeter Buffer 50'



RURAL SUBDIVISION

116 Ac.

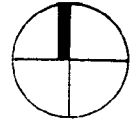


Preferred Approach

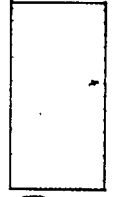
Density Permitted (116 ac / 20) + 3 lots = 5 + 3 = 8 lots or less

Standards (based on 2 ac or larger lot size)

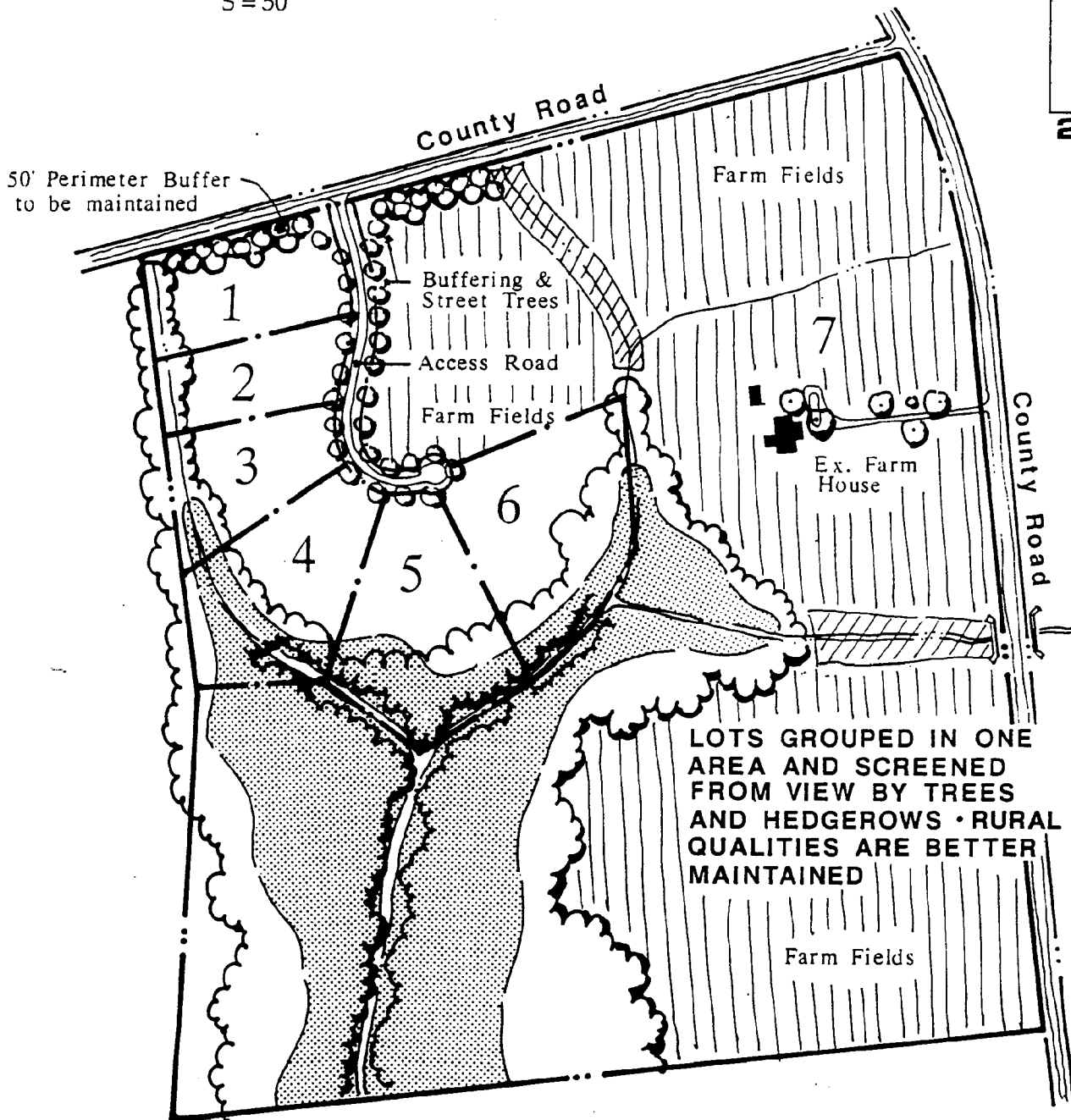
Setbacks F = 50' R = 50' S = 50'
Perimeter Buffer 50'



1" = 400'



2ac



RAC

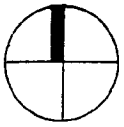
CLUSTER SUBDIVISION 116 Ac.

Permitted Density $(116 \text{ ac} / 10) + 3 = 11 + 3 = 14$ lots or less

70% Open Space Required

116 Ac x 70% = 81.2 ac open space required
 = 34.8 ac usable for lots and roads

All lots shown w/conventional on-site percs.



1" = 400'



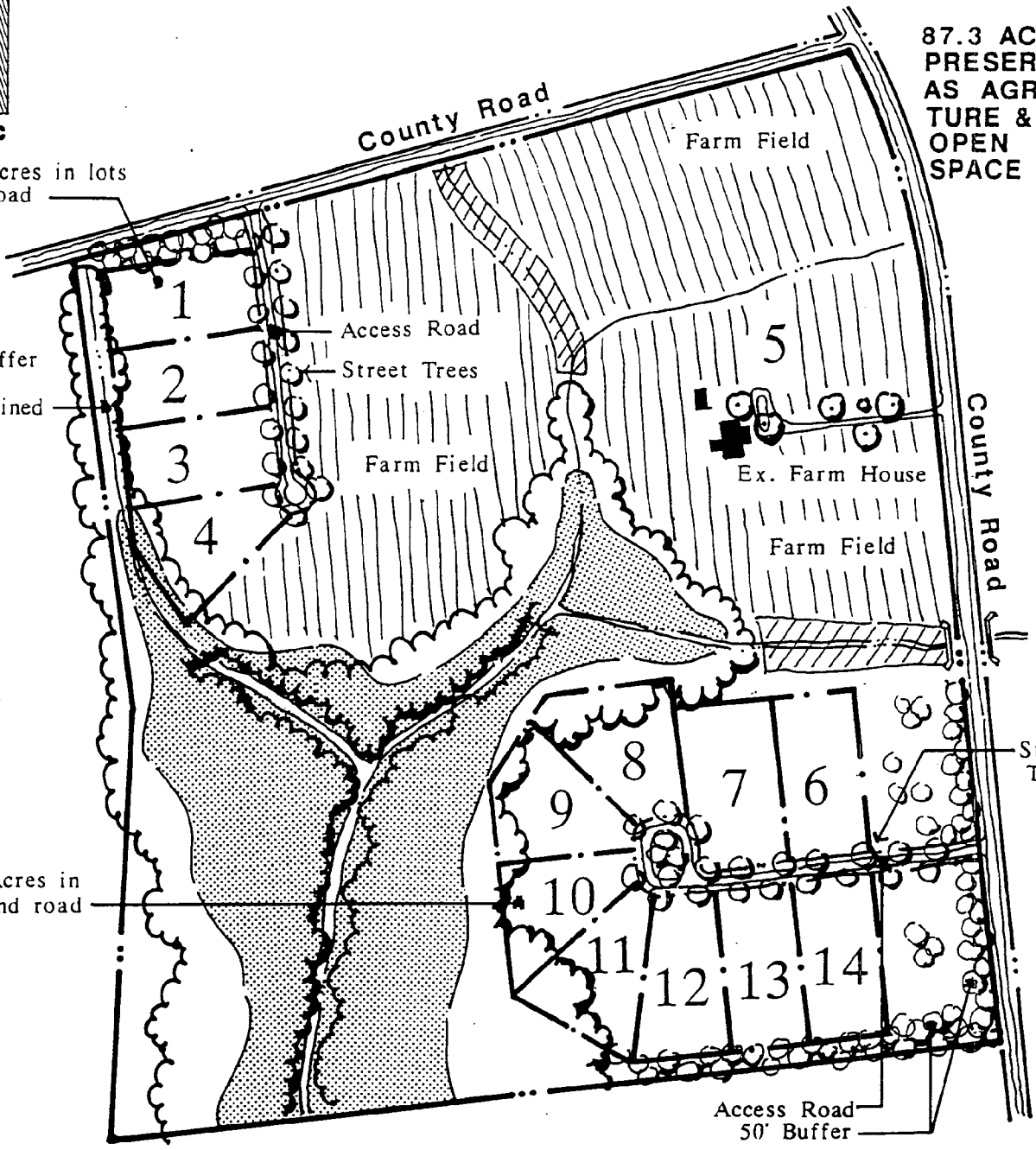
2ac

9.5 Acres in lots and road

50' Buffer to be maintained

19.2 Acres in lots and road

87.3 ACRES PRESERVED AS AGRICULTURE & OPEN SPACE



CLUSTER SUBDIVISION WITH TDR'S

116 Ac.

RAC

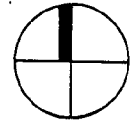
Permitted Density (116 ac /5) + 3 = 23 + 3 = 26 lots or less

12 of the 26 development rights are transferred from another property.

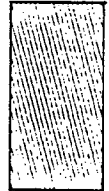
70% Open Space Required

116 ac x 70% = 81.2 ac open space required

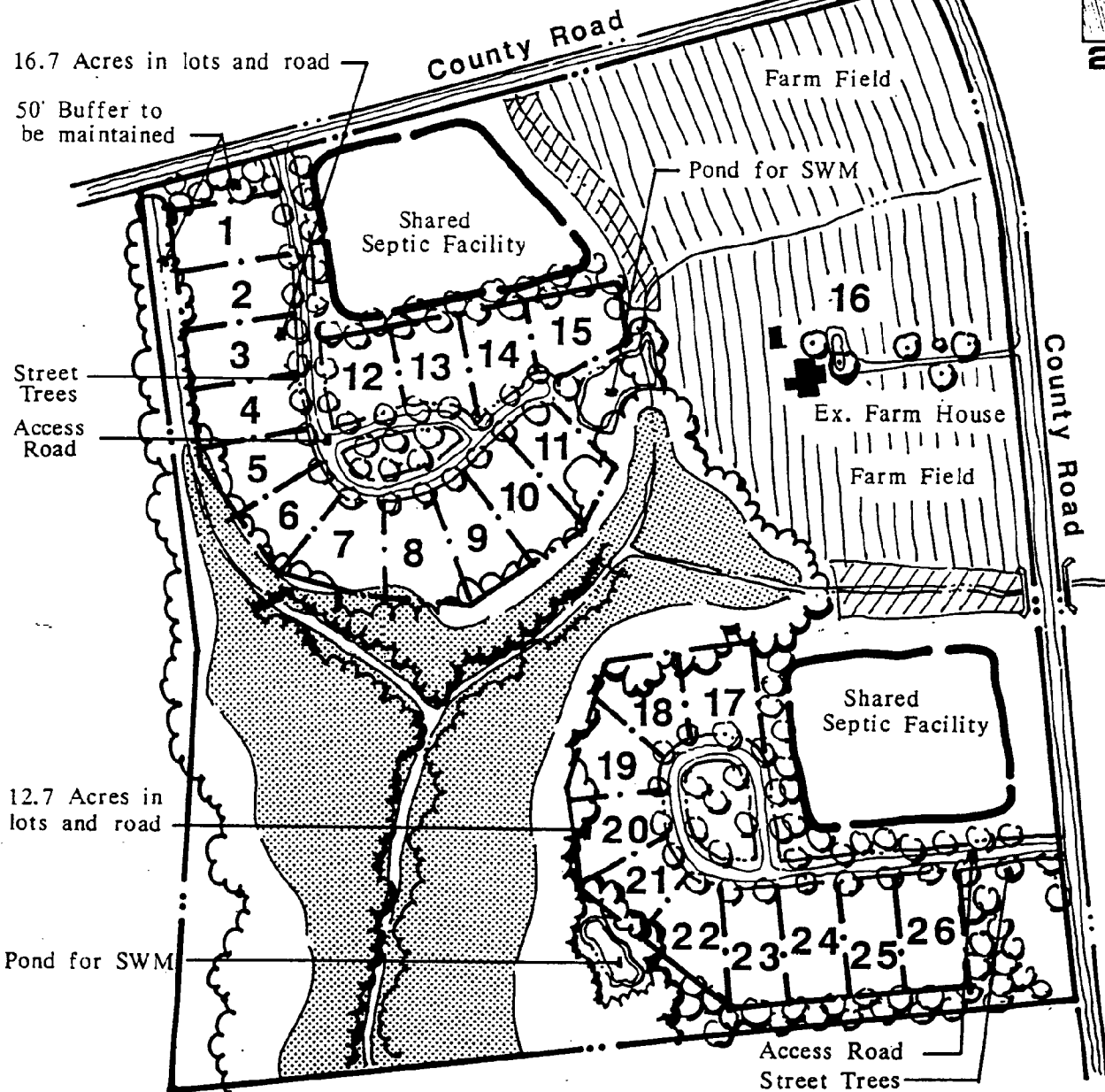
**86.6 ac. PRESERVED IN AGRICULTURE AND OPEN SPACE
ON-SITE AN ADDITIONAL 120 ACRES IS PRESERVED IN
AGRICULTURE AND OPEN SPACE OFF-SITE ON PROPERTY
FROM WHICH ADDITIONAL DEVELOPMENT RIGHTS
HAVE BEEN TRANSFERRED.**



1" = 400'



2ac



16.7 Acres in lots and road

50' Buffer to be maintained

Street Trees
Access Road

12.7 Acres in lots and road

Pond for SWM

Access Road
Street Trees

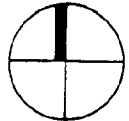
Rural Conservation District

Similar in nature to the RAC district, the RC district is characterized predominantly by agricultural land uses located in and around sensitive environmental areas. Encompassing most of the undeveloped lands lying within Talbot County's Critical Area, the RC district overlays much of the County's distinctive rural, maritime character. In the following pages, this manual compares designs of the past with preferred land development concepts that protect, enhance and manage this unique character.

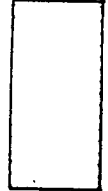
Included in this section is a look at the joint subdivision option in the RC District. This option permits development rights at a density of 1 unit per 20 acres to be transferred to an acceptable receiving site at a maximum density of 1 unit per 5 acres. The receiving site must have severely eroding shoreline $> 2'$ /year and a shoreline stabilization plan must be implemented. The benefits here are that the County eliminates development in sensitive areas and provides density enhanced development, which generates monies to pay for repair of eroding shorelines.

SITE ANALYSIS

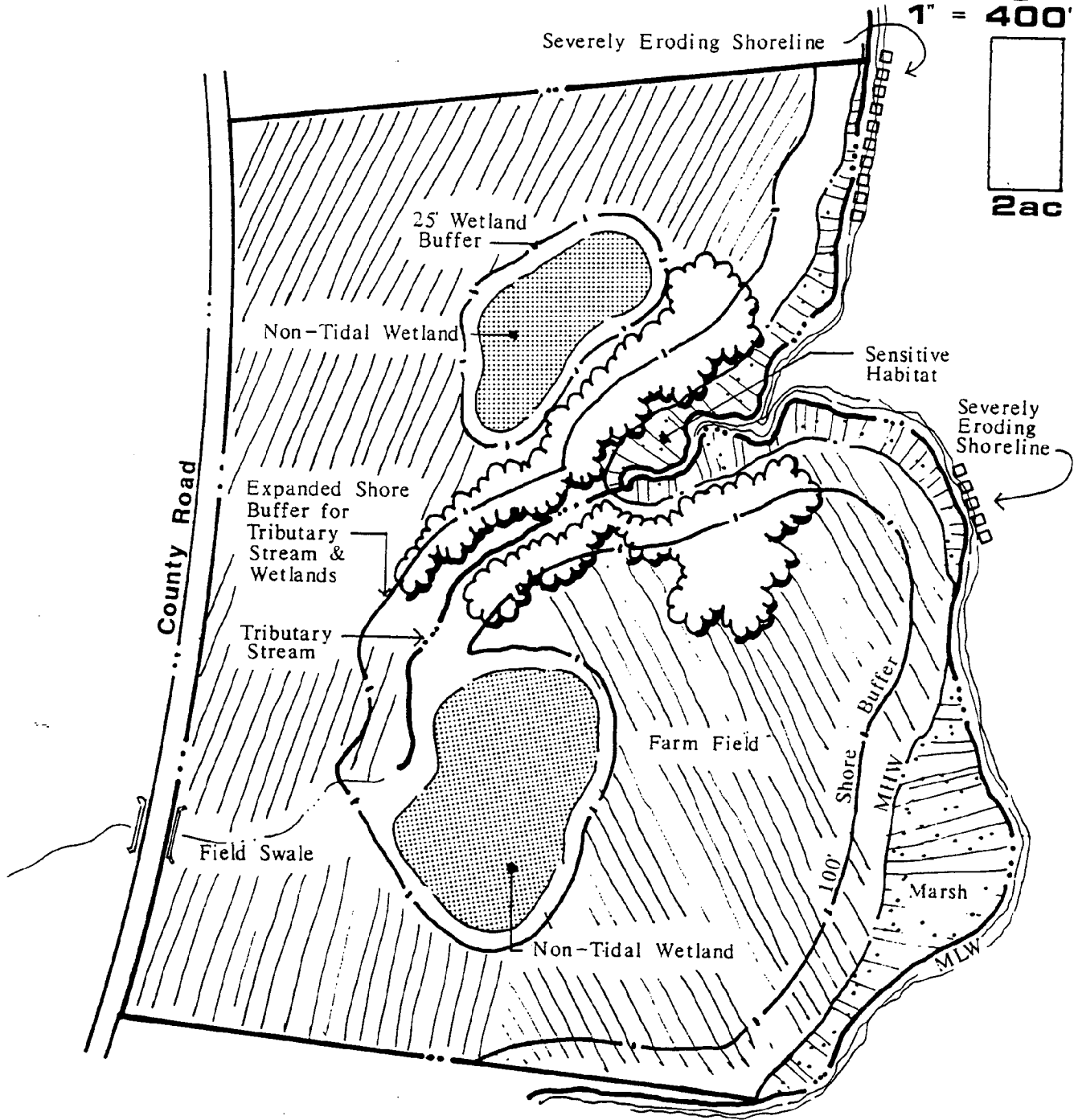
117 Ac.



1" = 400'



2 ac





BASIC SUBDIVISION

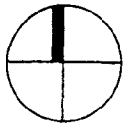
117 Ac.

Conventional Approach

Density Permitted $117 \text{ ac} / 20 = 5 \text{ lots or less}$

Standards (based on 2 ac or larger lot size)

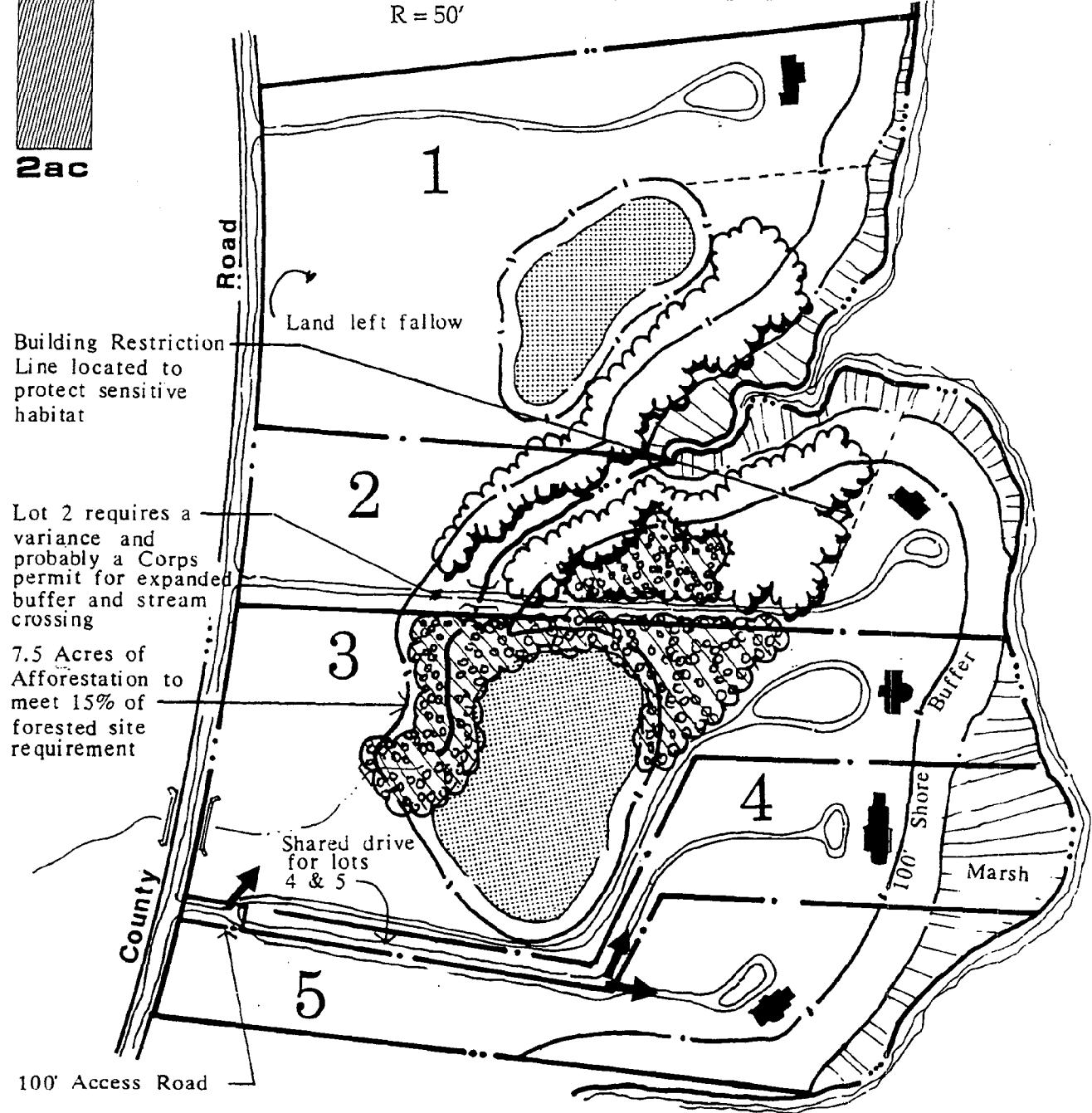
- Setbacks F = 50' Waterfront 100'
- S = 50' Average lot size proposed > 20 ac
- R = 50'



1" = 400'



2ac



Building Restriction Line located to protect sensitive habitat

Lot 2 requires a variance and probably a Corps permit for expanded buffer and stream crossing

7.5 Acres of Afforestation to meet 15% of forested site requirement

Shared drive for lots 4 & 5

100' Access Road

BASIC SUBDIVISION

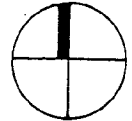
117 Ac.



Preferred Approach

Density Permitted $117 \text{ ac} / 20 = 5 \text{ lots or less}$

Average lot size proposed $< 5 \text{ ac}$



1" = 400'



2ac

DEVELOPMENT SCENARIO PRESERVING USABLE AG LAND AND SENSITIVE HABITAT WHILE CLUSTERING DEVELOPMENT.

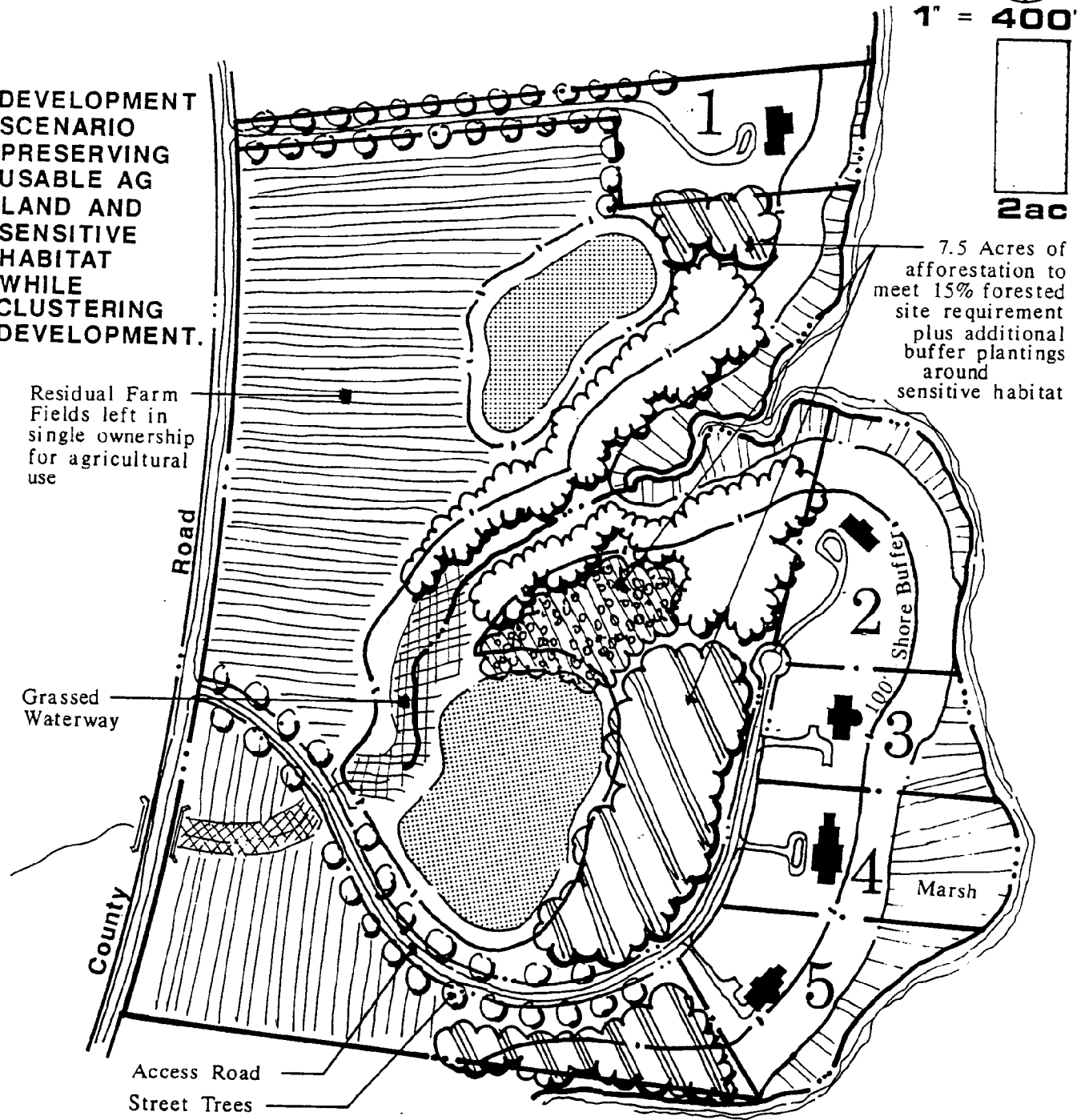
Residual Farm Fields left in single ownership for agricultural use

Grassed Waterway

County Road

Access Road

Street Trees

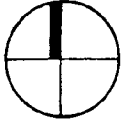


RC

JOINT SUBDIVISION - RECEIVING SITE

117 Ac.

Density Permitted $117 \text{ ac} / 5 = 23 \text{ lots or less}$
based on extent of severely eroding shoreline
Three additional lots are transferred in from "sending area"



1" = 400'



2ac.

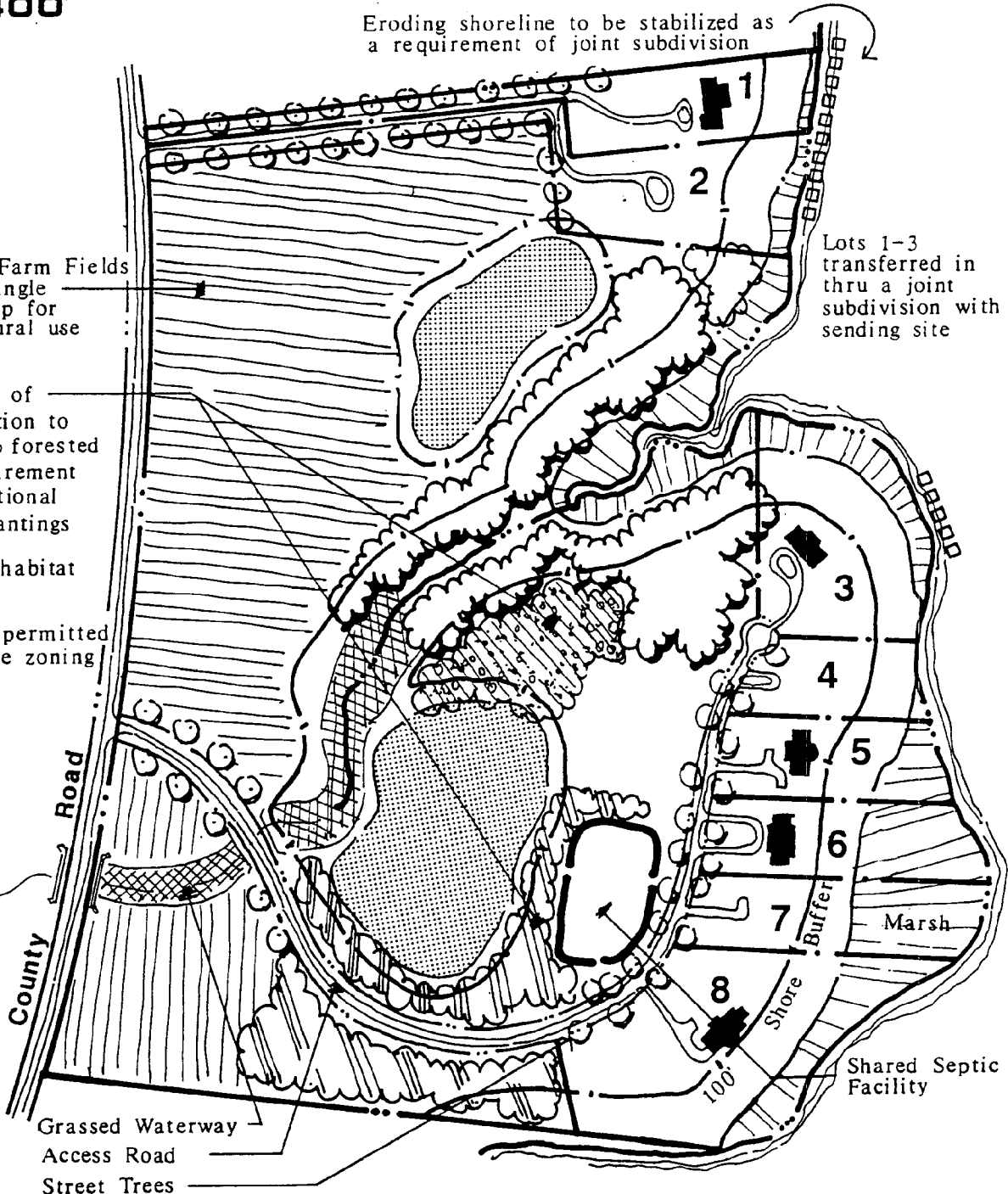
Eroding shoreline to be stabilized as a requirement of joint subdivision

Residual Farm Fields left in single ownership for agricultural use

7.5 Acres of afforestation to meet 15% forested site requirement plus additional buffer plantings around sensitive habitat

Lots 4-8 permitted under base zoning density

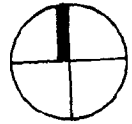
Lots 1-3 transferred in thru a joint subdivision with sending site



JOINT SUBDIVISION - SENDING SITE

87 Ac in Critical Area

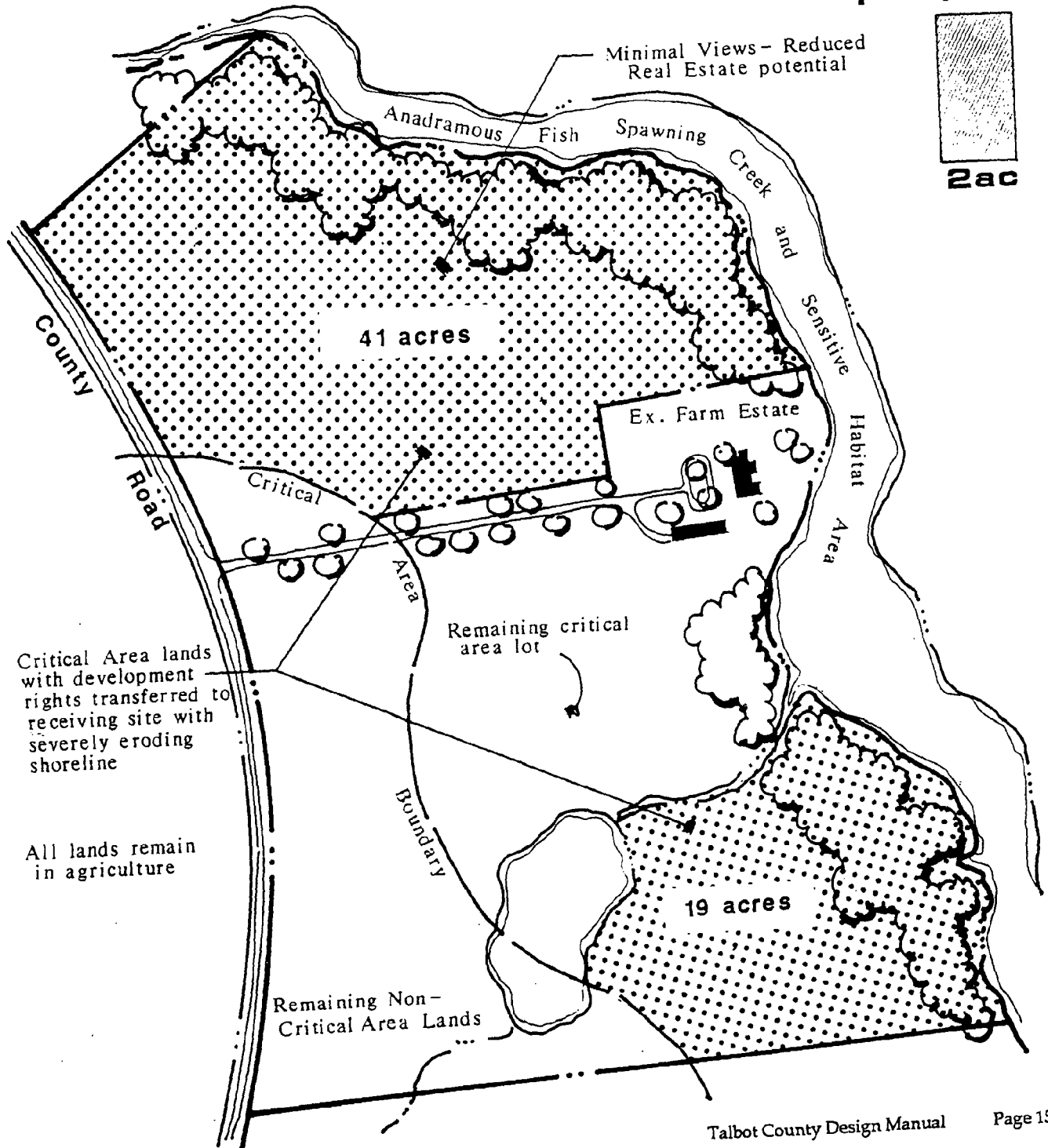
Density possible to transfer 87 ac / 20 = 4 - 1 lot to remain
= 3 development rights that are transferrable



1" = 400'



2ac



Rural Residential District

RR

The Rural Residential District (RR) intends to permit limited residential development in areas of the Talbot County Critical Area that are characterized by existing low intensity development. While these land areas exhibit previous development, they are dominated by agricultural land use in and around sensitive environmental areas. Development in this district should be clustered and buffered from view or scattered over large tracts recalling the rural estate feel of much of the County.

Integral to achieving these goals is the management of open space of leftover lands after subdivision. Development plans should reflect careful thought in the location, configuration and size of these areas to permit viable farming or pasturing uses to continue.



TYPICAL SUBDIVISION

66.5 Ac.

Density Permitted $66.5 \text{ ac} / 5 = 13 \text{ lots or less}$

Standards (based on 2 ac or larger lots)

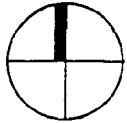
Setbacks F = 50'

Waterfront 100'

S = 50'

Average lot size 5 ac or less

R = 50'



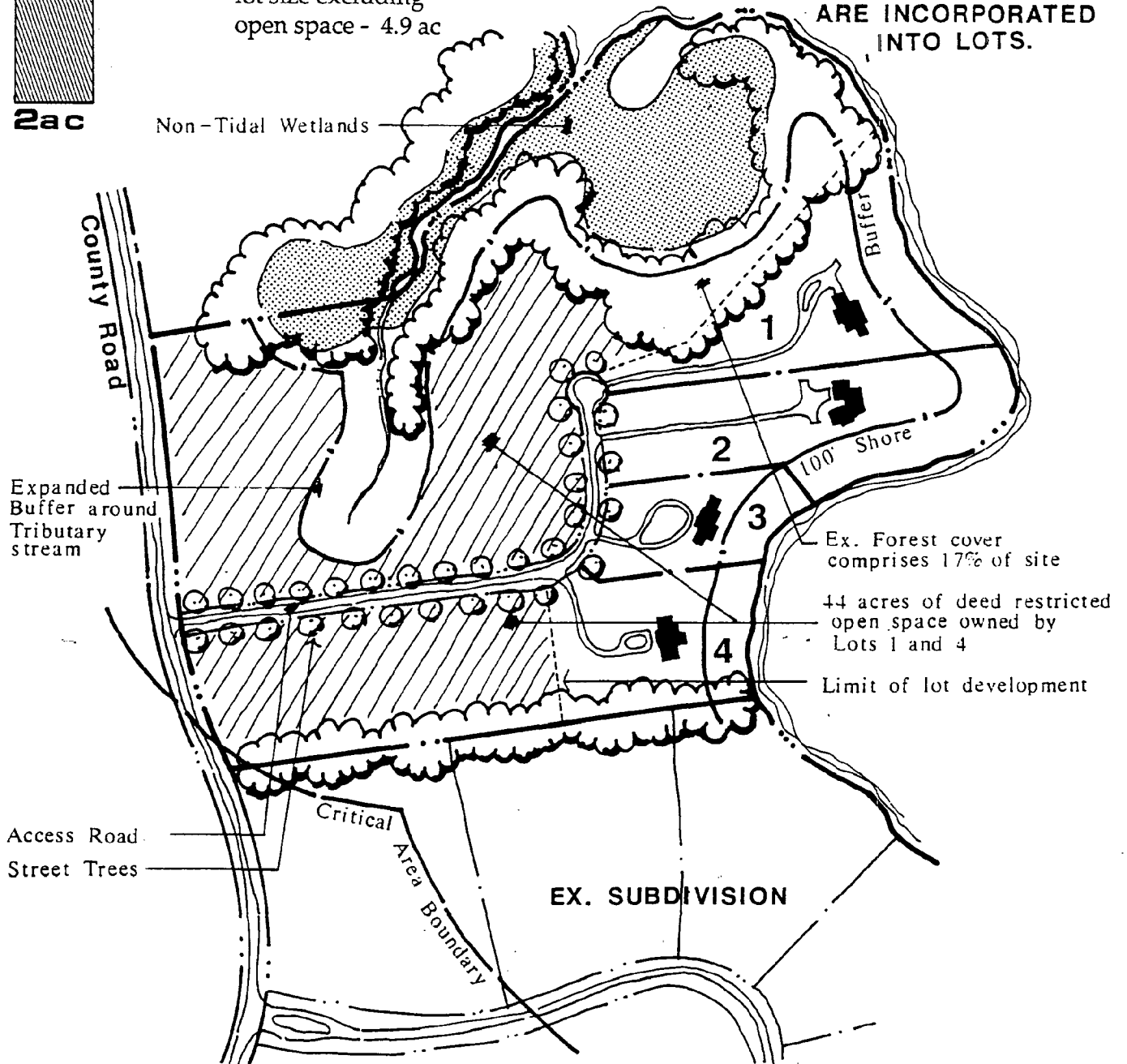
1" = 400'



2ac

Proposed average lot size excluding open space - 4.9 ac

DEVELOPMENT SCENARIO WHERE BUILDING SITES ARE CLUSTERED, BUT ALL LANDS ARE INCORPORATED INTO LOTS.



TYPICAL SUBDIVISION

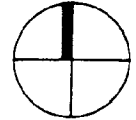
66.5 Ac.



Density Permitted 66.5 ac / 5 = 13 lots or less

Proposed average lot size 3.1 ac

Increased lot production possible due to use of shared septic facility

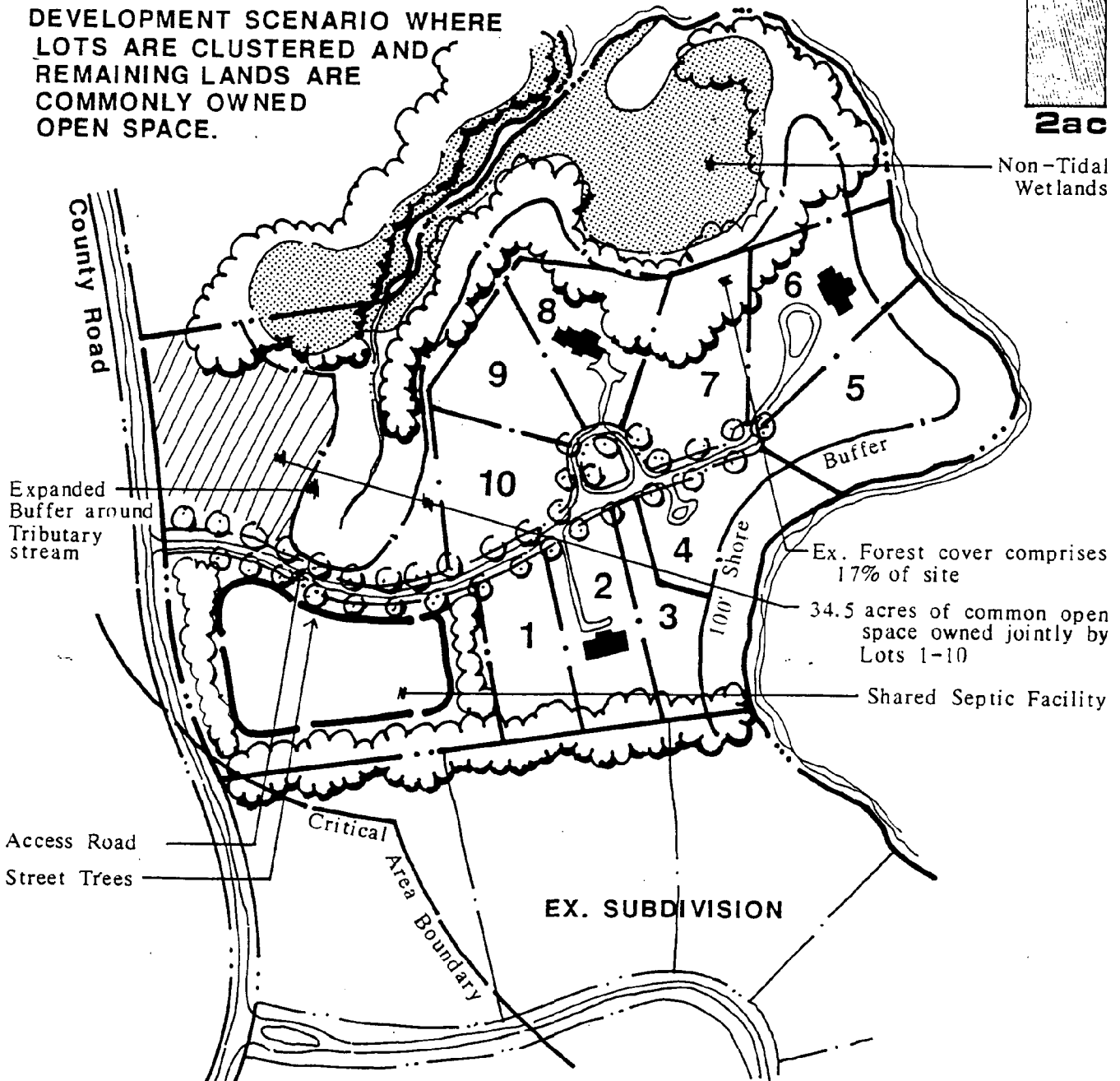


1" = 400'



2ac

DEVELOPMENT SCENARIO WHERE
LOTS ARE CLUSTERED AND
REMAINING LANDS ARE
COMMONLY OWNED
OPEN SPACE.





Town Residential District

The Town Residential District (TR) provides opportunity for moderate intensity development on lands adjacent to or near existing towns and growth centers within the County. As time goes on and municipal infrastructure is extended, these areas may well be served by Town sewer mains.

For the foreseeable future, these areas will depend upon on-site perc or on-site shared septic disposal facilities for waste treatment. The design of these tracts should focus on creating a variety of residential product at moderate densities and on phasing the project to permit on-site septic disposal now with design and densities incorporating municipal sewerage in the future.

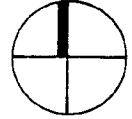
LARGE SUBDIVISION

113 Ac.



Density Permitted (no sewer) 113 ac / 1 = 113 lots or less

See Zoning Ordinance for Development Standards



1" = 400'



2ac

DEVELOPMENT LOCATED NEAR EXISTING COMMUNITIES OFFERING MIXED HOUSING PRODUCT AT HIGHER DENSITIES.

33 1/4± acre lots clustered around a "Village Green"

40 1-2 acre lots with conventional on-lot SRA's and/or use of shared septic facility

Non-Tidal Wetlands, Sensitive Habitat and Open Space Areas

25' Wetland buffer

SWM Ponds

Shared Septic Facility/ Recreation Area

County Road

County Road

New County Streets with Street trees

Street buffers

Buffer against adjacent RAC zoning

Provide for future connection

Village Center District

One of the unique challenges for development in the County lies in the Village Center Districts. Located around the non-incorporated villages throughout the County, the Village Center Districts afford the opportunity for development that builds on the established character of the villages. A sense of place and neighborhood already exist; residents can walk to the general store and neighborhood interaction occurs as people gather at the post office.

The two concepts shown here illustrate different land development approaches focused on preserving existing village character, building on and incorporating it into the new development and enhancing the viability of the "Village Center" thru commercial development.

VILLAGE CENTER SUBDIVISION

40 Ac.

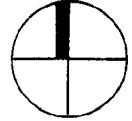


"Suburban Approach"

Density Permitted (no sewer) 40 ac / 1 = 40 lots or less

See Zoning Ordinance for development standards

All lots proposed for on-site septic disposal



1" = 600'



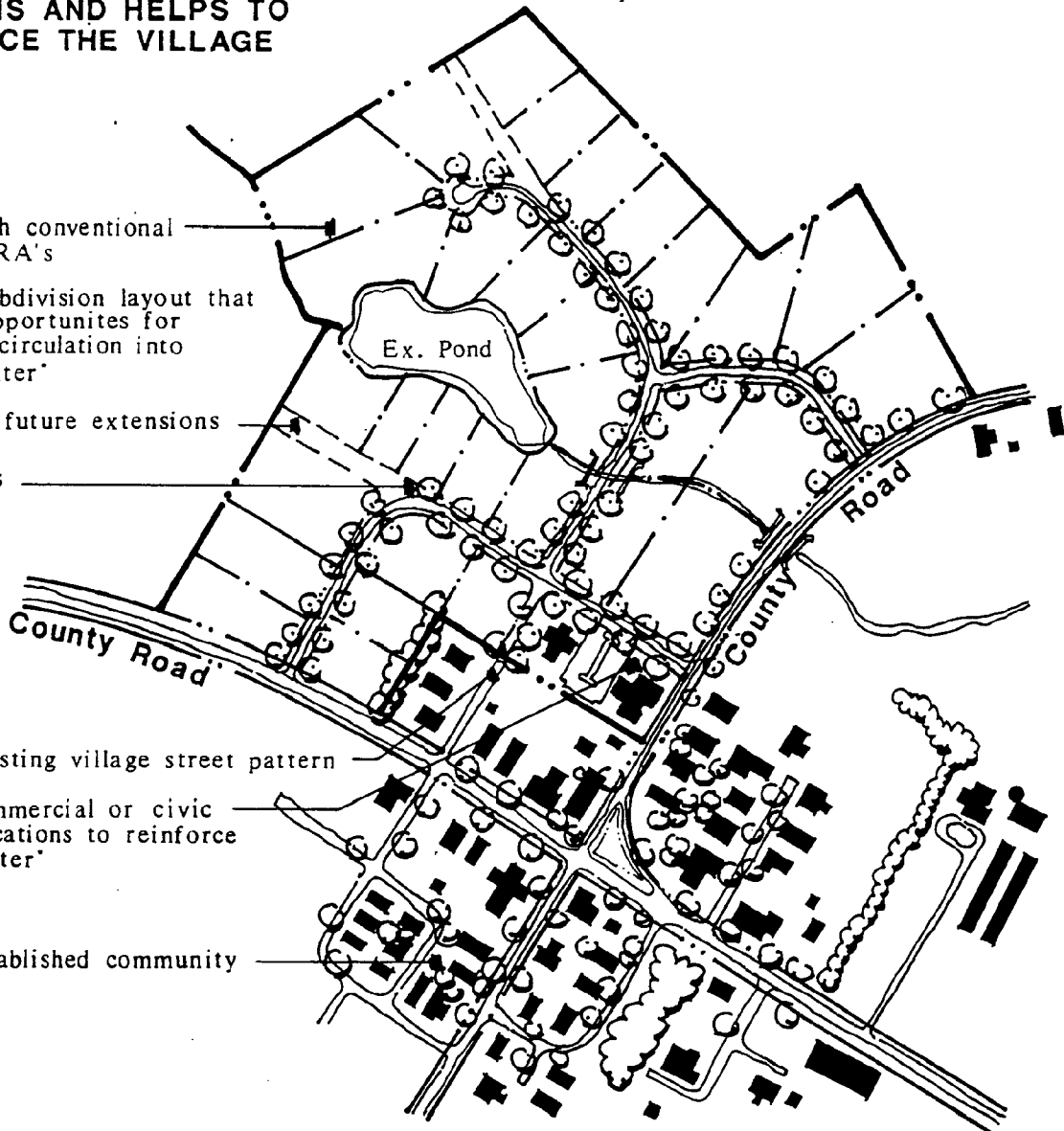
VILLAGE DEVELOPMENT THAT RESEMBLES A TRADITIONAL SUBURB, BUT THAT INTEGRATES NEW LAYOUT WITH VILLAGE PATTERNS AND HELPS TO REINFORCE THE VILLAGE CENTER.

31 Lots with conventional on-site SRA's

Create a subdivision layout that provides opportunities for pedestrian circulation into 'village center'

Provide for future extensions

Street Trees

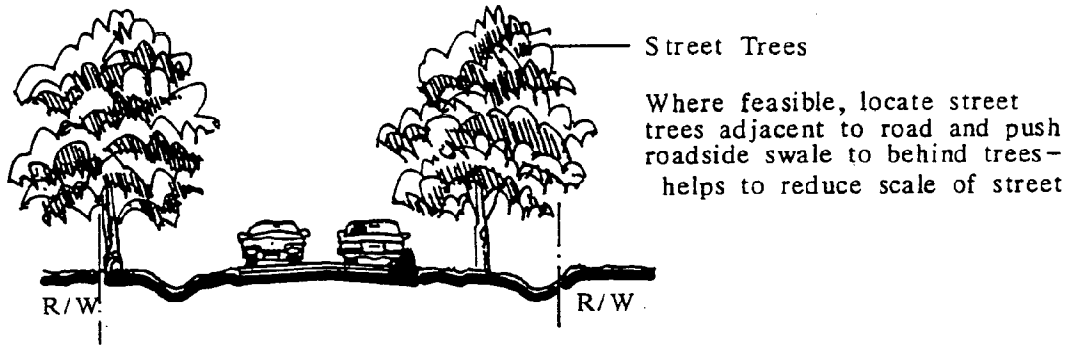


Tie into existing village street pattern

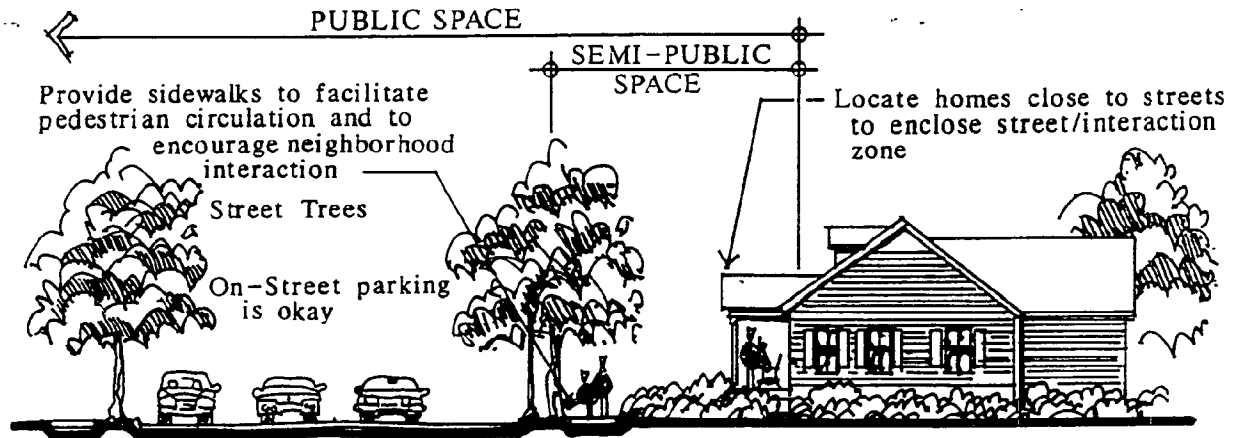
Possible commercial or civic building locations to reinforce 'village center'

Existing established community

VILLAGE CENTER CHARACTER



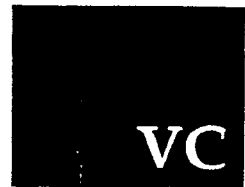
COUNTRY VILLAGE STREET CROSS-SECTION IMAGE



TOWN SCALE VILLAGE STREET CROSS-SECTION IMAGE

VILLAGE CENTER SUBDIVISION

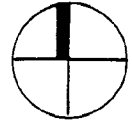
40 Ac.



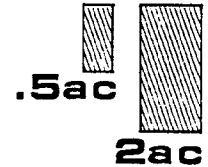
"Village Approach"

Density Permitted (with shared facility) 40 ac x 4 = 160 lots or less

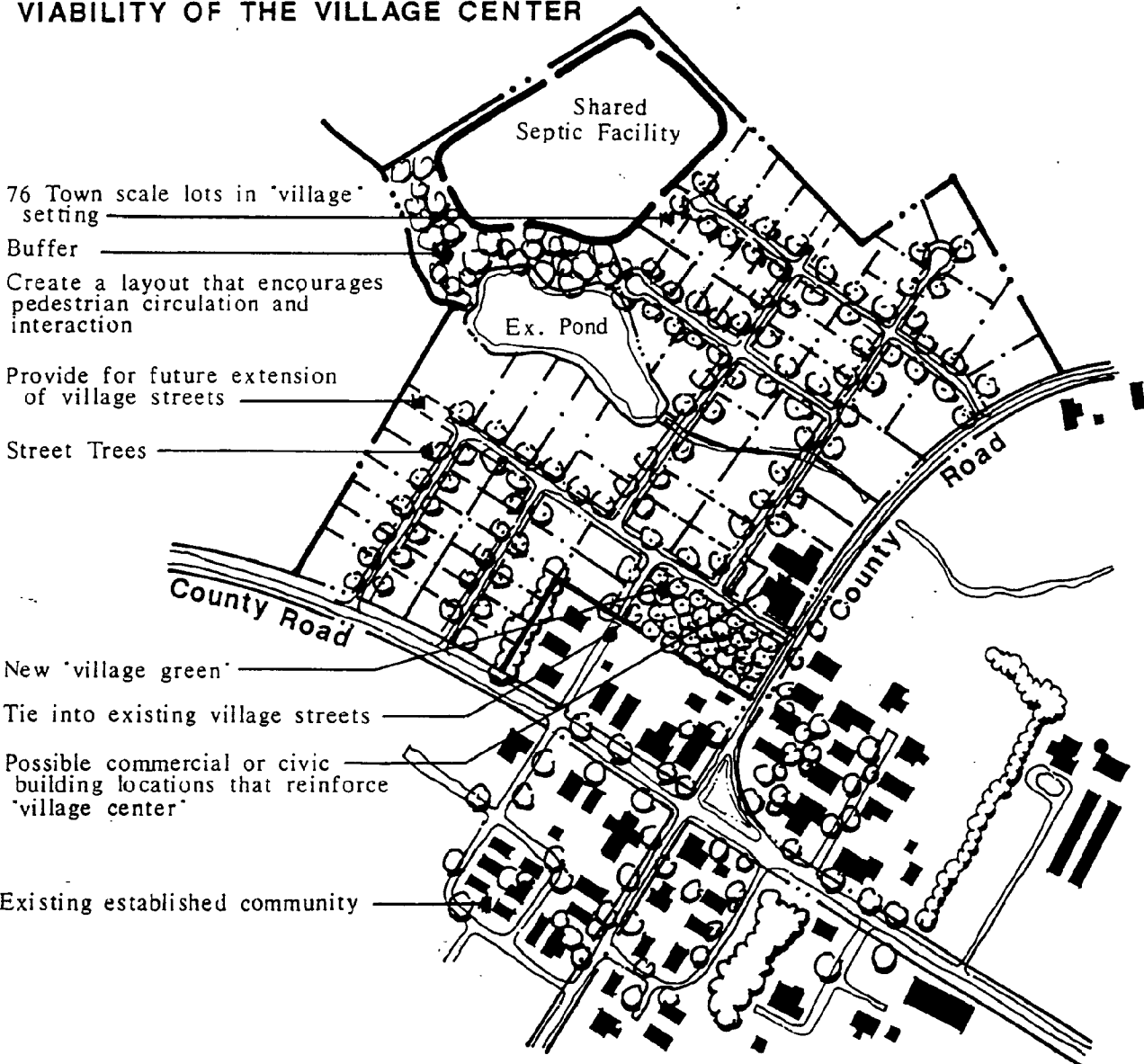
See Zoning Ordinance for development standards



1" = 600'



VILLAGE DEVELOPMENT THAT DIRECTLY EXTENDS EXISTING VILLAGE PATTERNS AND CHARACTER AND INCREASES THE VIABILITY OF THE VILLAGE CENTER





Manufactured Home Development - Floating Zone

The development standards required under the County ordinances for Manufactured Homes have been developed to establish a baseline from which to review and approve future manufactured housing communities. In an attempt to overcome the stereo-type image of the "trailer park," these standards control densities, setbacks, buffers and site design.

Of equal importance in the success of the manufactured housing park is the cost of development versus housing affordability for prospective residents. Efficient site design coupled with reasonable infrastructure standards insure this balance is maintained. This document depicts some of the concepts that achieve desired efficiency and present an appealing community image.

MANUFACTURED HOME PARK

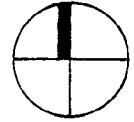
15.6 Ac.

MHD

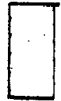
Density Permitted 15.6 ac x 6 = 93 units or less

See Zoning Ordinance for Development Standards

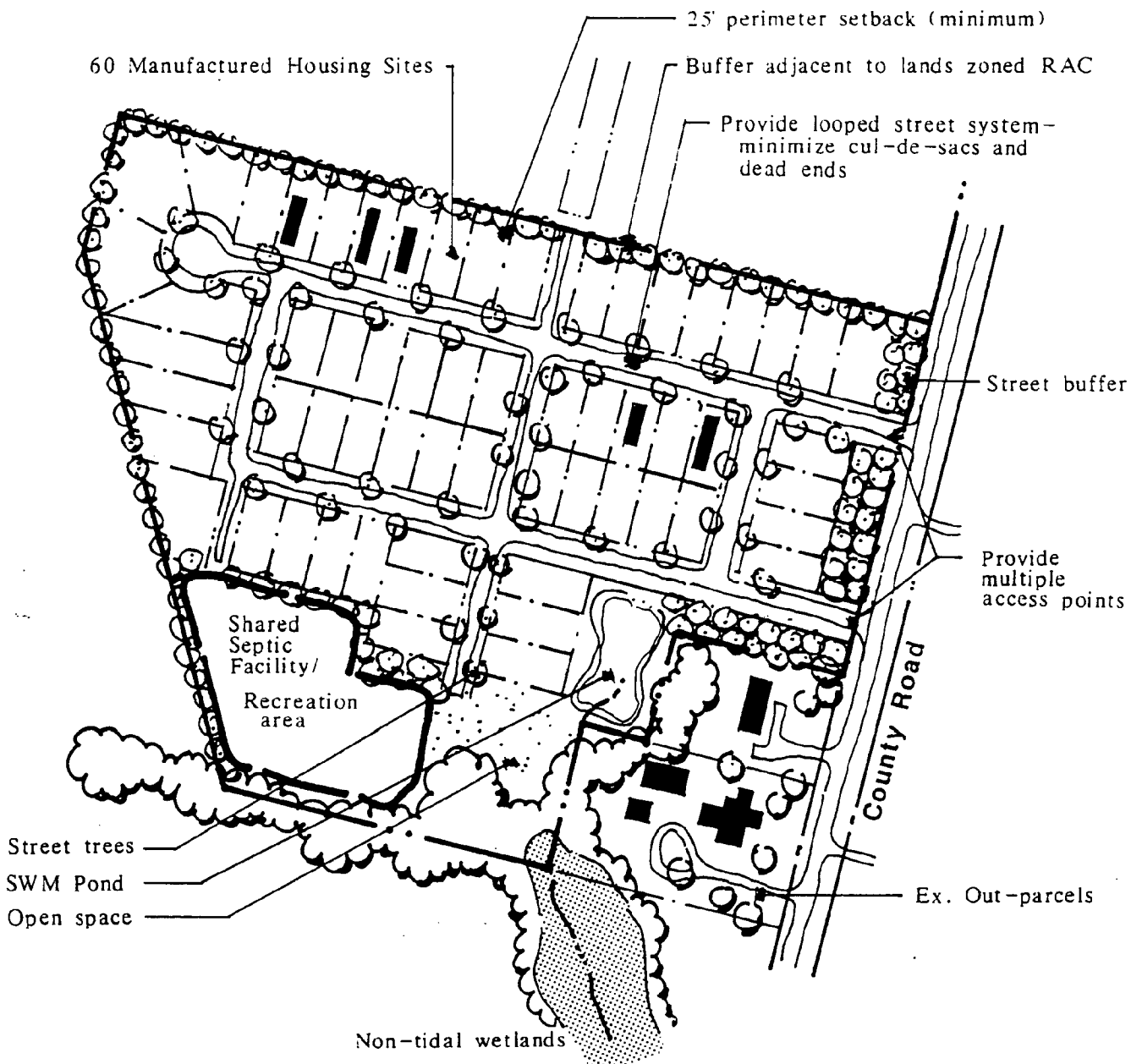
Units served by community water and sewer systems.



1" = 200'

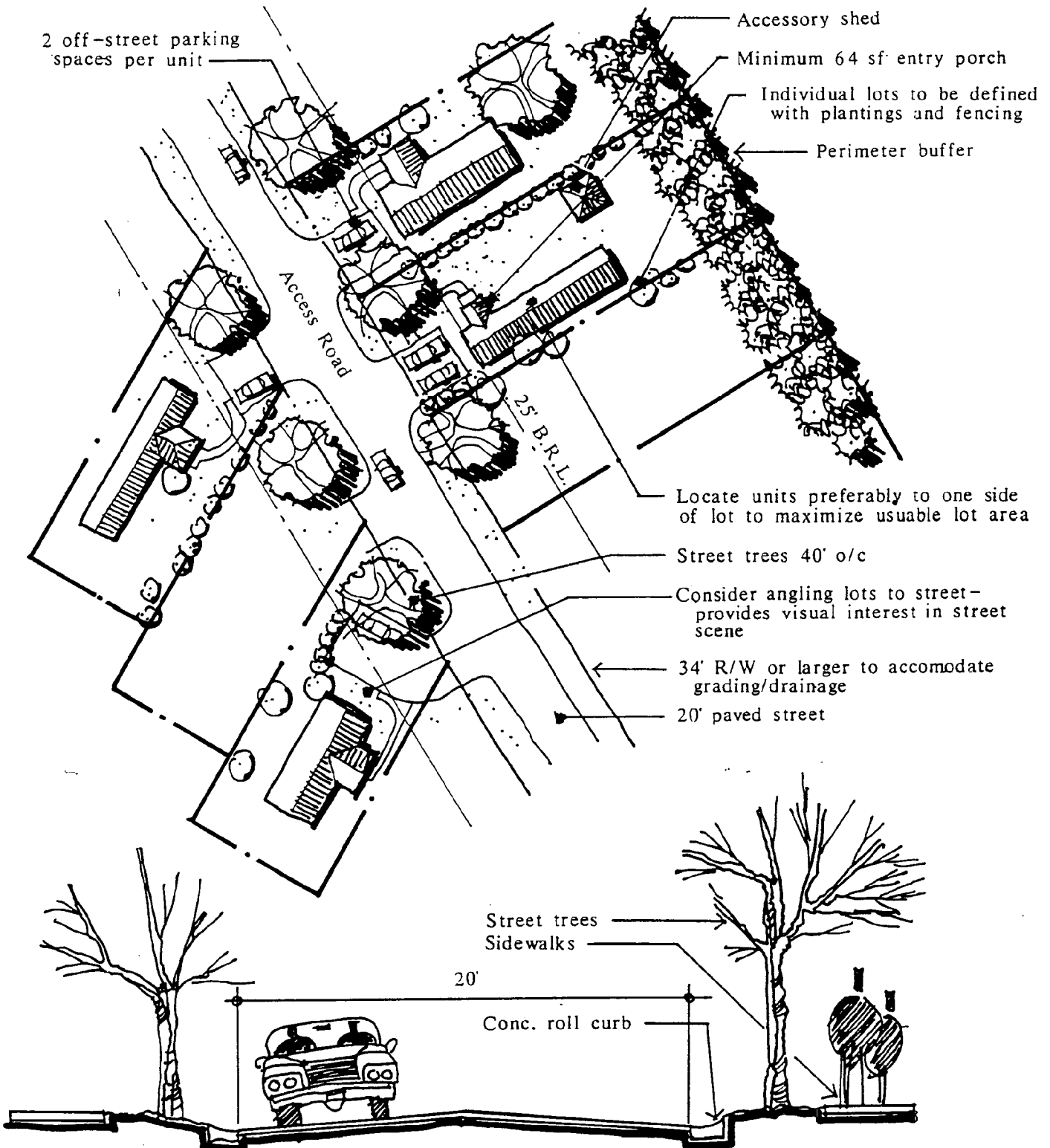


5000s.f.





MANUFACTURED HOUSING SITE DETAILS



PREFERRED STREET CROSS-SECTION

Limited Industrial



LI

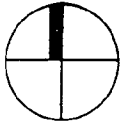
Talbot County continues to grow due in part to jobs created in the community. These businesses, specifically, in the light industrial/manufacturing, construction, hi-tech/research and office uses will continue to be developed in the Limited Industrial District (LI). These uses are clustered in areas of the County with access to some services, near adequate road transportation systems and generally in areas already exhibiting this land use. The preferred development approach would further cluster these uses in business parks where design aesthetics, stormwater management, environmental protection and road impacts can be managed regionally to the betterment of all.



BUSINESS PARK SITE LAYOUT

80 Ac.

Minimum Lot Size - 1 ac

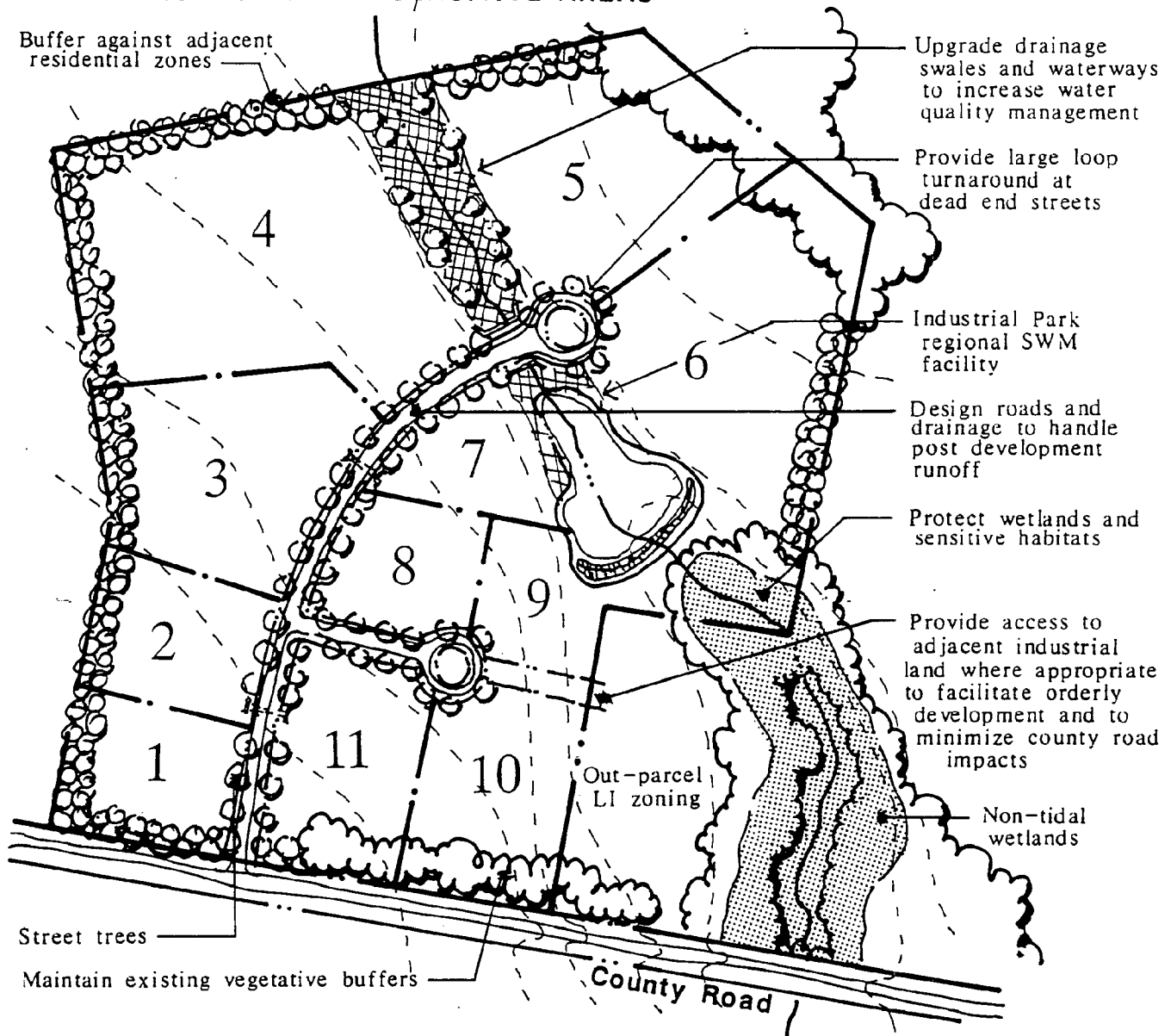


1" = 400'



1ac

**INDUSTRIAL DEVELOPMENT IN A BUSINESS PARK SETTING-
ALLOWS LARGE SCALE, EFFICIENT RUNOFF MANAGEMENT AND
PROTECTION OF SENSITIVE AREAS**



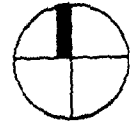
DETAILED SITE PLAN LOT 3

6.5 Ac.

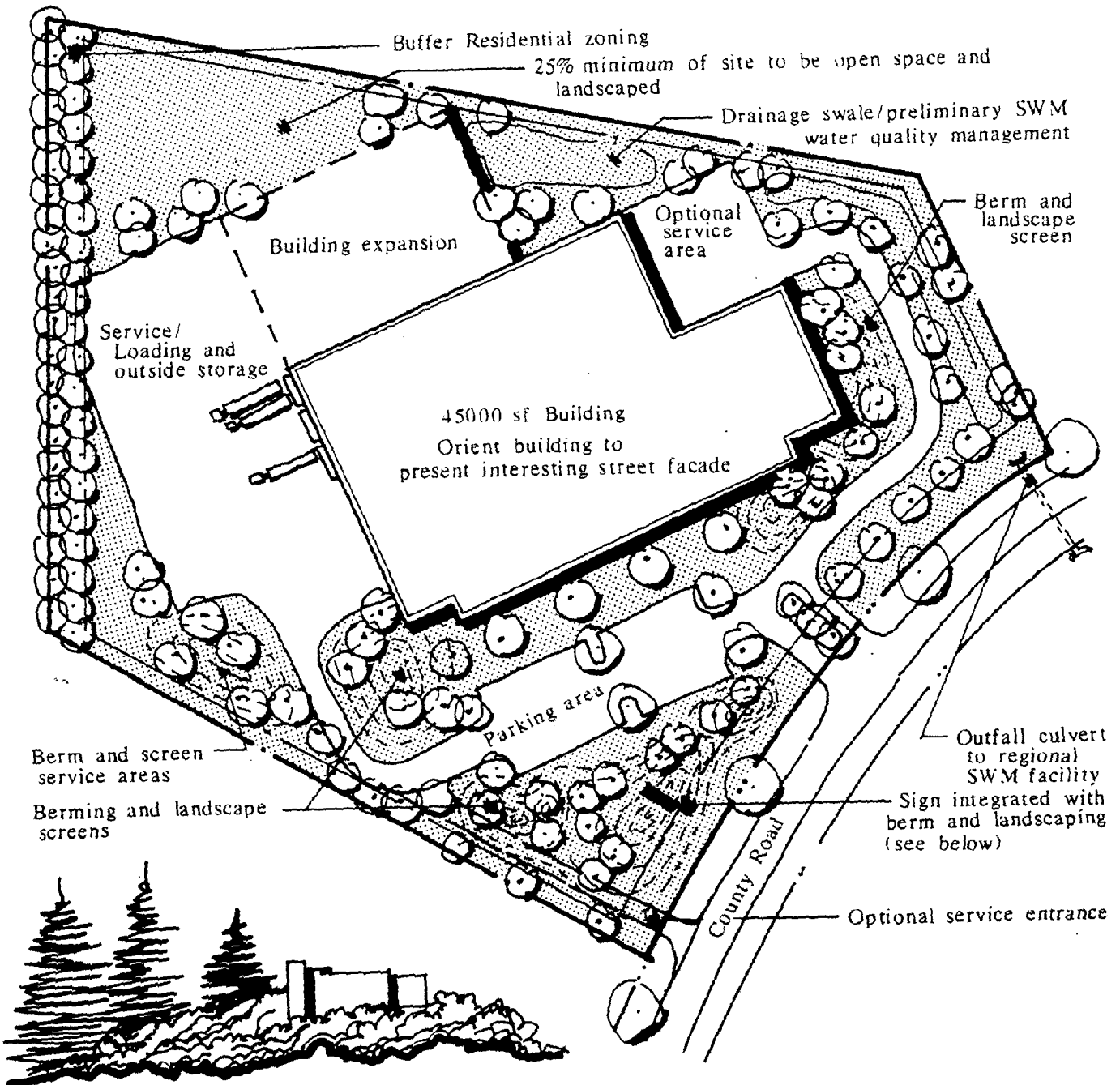


Maximum Building Coverage - 50% or 141570 S.F.

Setbacks
 F = 25'
 S = 10'
 R = 25' because of adjacency to residential district



1" = 100'



SIGN, BERM AND LANDSCAPING CONCEPT

Limited Commercial



Talbot County's Limited Commercial District (LC) directs low intensity commercial uses into areas of the County often surrounded by residential zoning districts. It is intended that these areas will be designed to "fit" into the existing rural character of the County. Architectural design compatible with a residential image, site plans that present interesting street facades and minimize awkward visual statements are the qualities envisioned by the County for Limited Commercial areas. The following pages illustrate design concepts for different site conditions. The concepts suggest preferences for building orientation, vehicular circulation patterns, selective buffering and landscaping and site treatment of signs and service areas.



TYPICAL SITE PLAN

1.8 Ac.

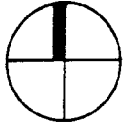
Maximum Building Coverage - 25% or 19602 S.F.

Standards (for this lot)

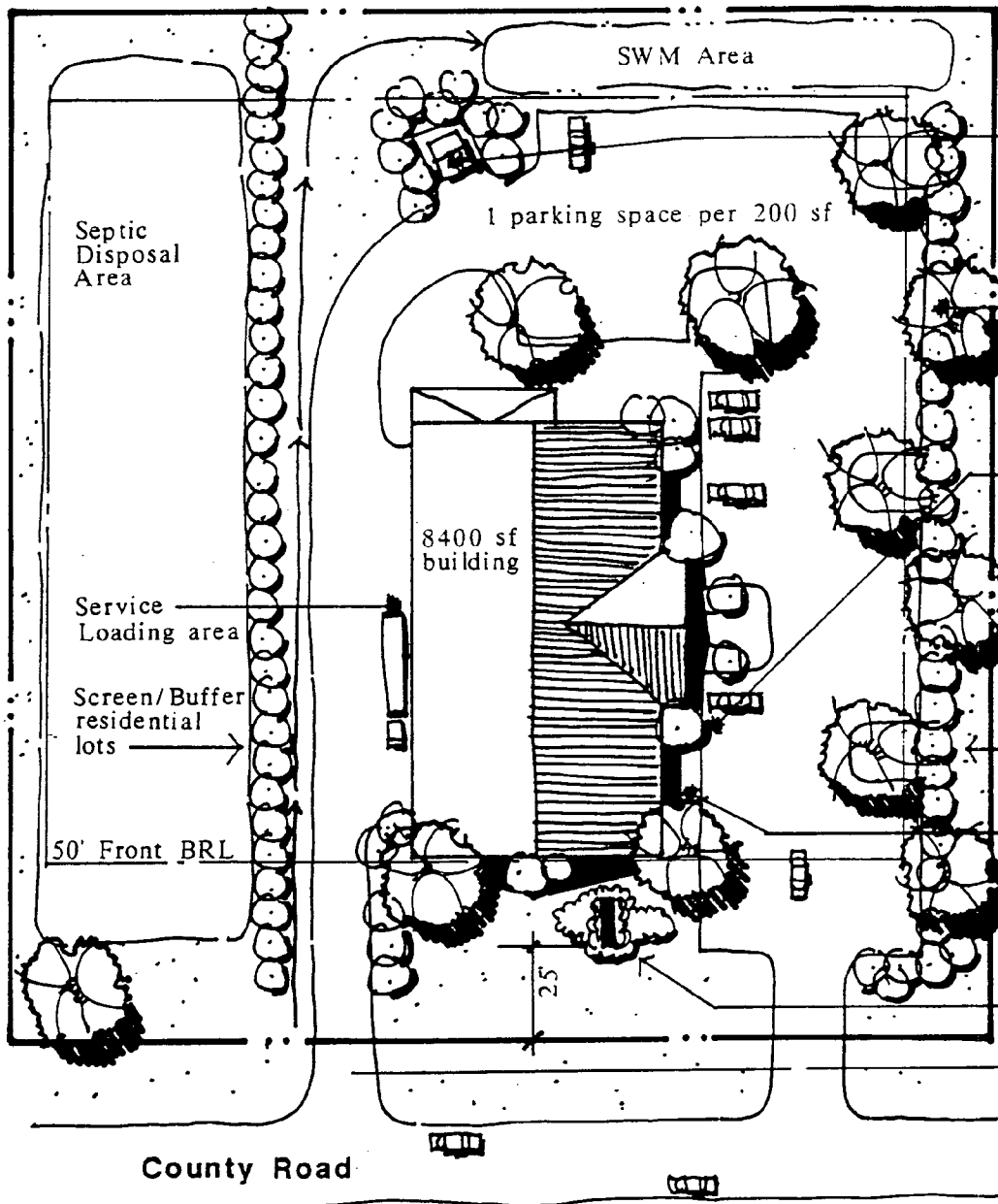
Setbacks F = 50'

S = 25' and 10' because of adjacent zoning district

R = 25' because of adjacent residential district



1" = 50'



Minimum 25% of site to be landscaped open space

Screened dumpster with easy truck access

1 parking space per 200 sf

Provide landscaping (trees) to break up parking and building mass

Orient building to minimize street frontage to better complement a residential appearance

Septic Disposal Area

Service Loading area

Screen/ Buffer residential lots

50' Front BRL

8400 sf building

3' hedge screening around parking

Wall sign

25'

Free-standing sign

Provide looped circulation where feasible

County Road

CORNER LOT SITE PLAN

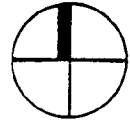
1.1 Ac.



Maximum Building Coverage - 25% or 11979 S.F.

Standards (for this lot)

- Setbacks F = 50' both fronts
- S = no sideyards on this lot
- R = 25' both rear yards because of adjacent residential district



1" = 50'

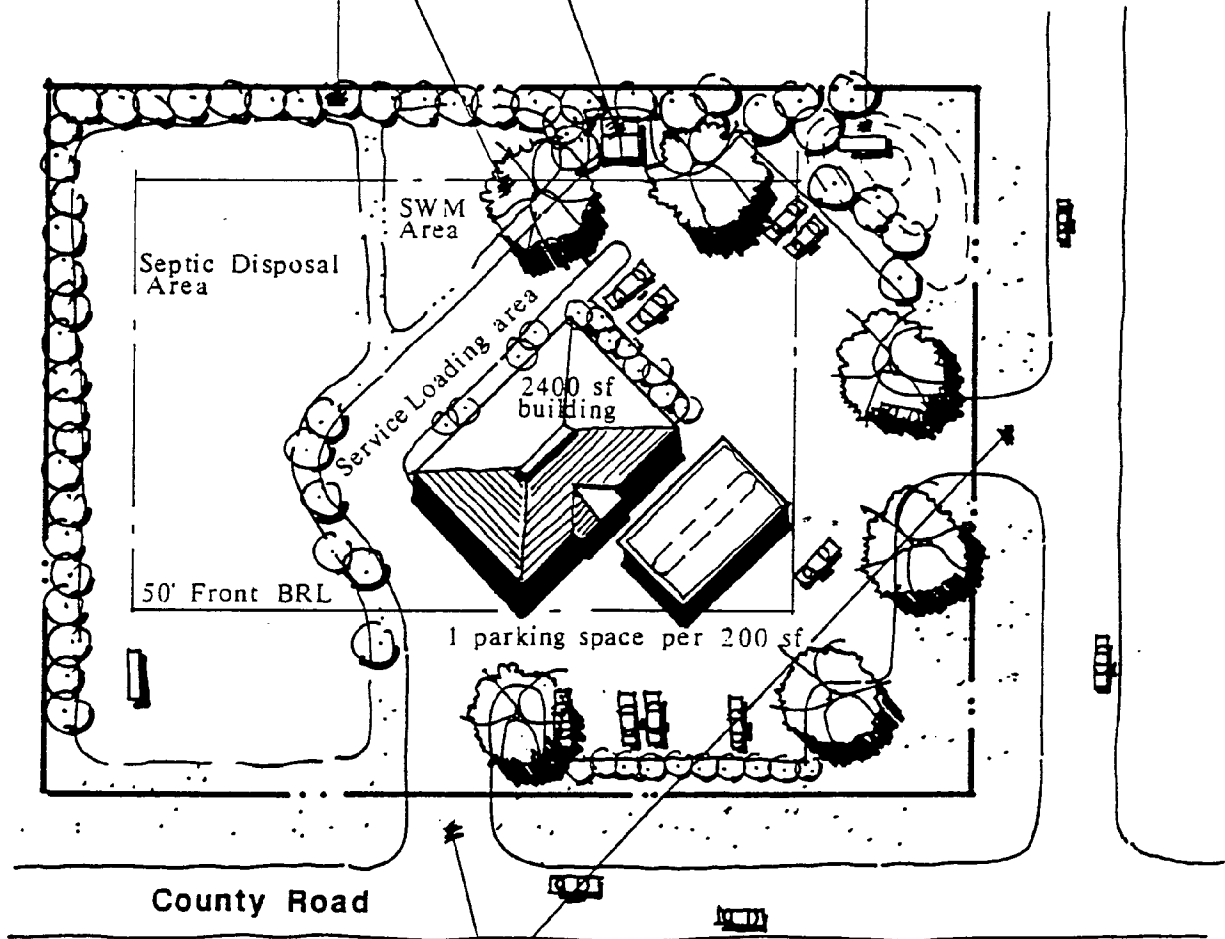
Minimum 25% of site to be landscaped open space

Screened dumpster with easy truck access

Provide landscaping (trees) to break up parking and building mass

Screen/Buffer residential lots

Free-standing sign



Locate entrances away from intersection to permit safe vehicular ingress and egress



GC

General Commercial

This section of the design manual presents design concepts that recognize that larger, more visible commercial uses can exist if proper site design and site usage is considered. Often the least obtrusive visual aspect of a "general commercial" land use is the building. Large parking areas, service/loading areas and outdoor storage display areas visually disrupt view corridors and street scenes. To that end, general commercial sites can be designed to orient buildings near the street with reasonable, but carefully planned landscaping that allows street view to signage and interesting building facades. Parking areas can be screened from the street with berms and landscaping and service areas can be located near the rear of the site protecting the visual character of the street corridor.

TYPICAL SITE PLAN

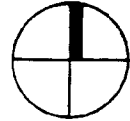
6 Ac.



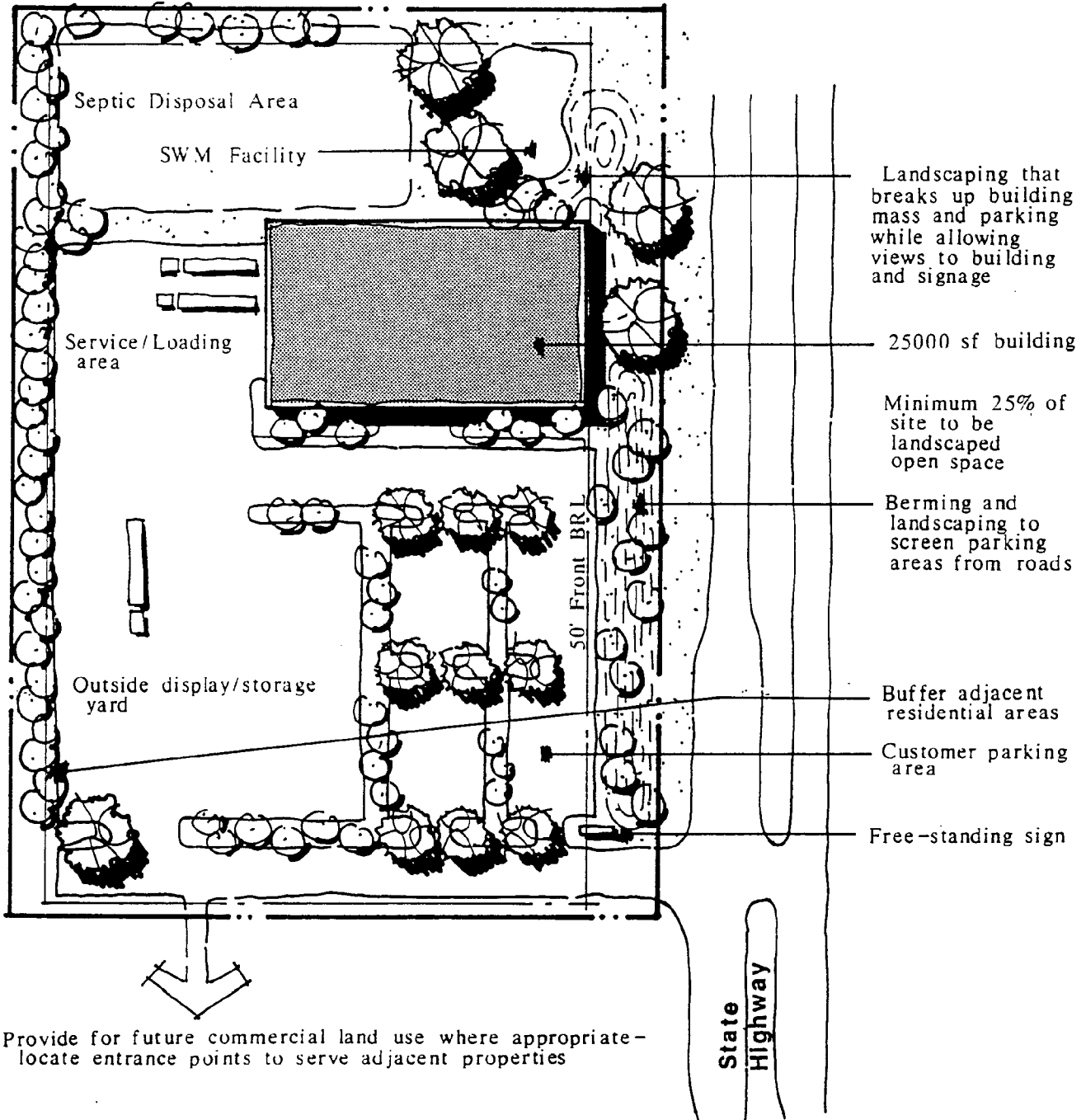
Maximum Building Coverage - 25 % or 65340 S.F.

Standards (for this lot)

- Setbacks F = 50'
- S = 10' and 25' because of adjacent zoning districts
- R = 25' because of adjacent residential zoning



1" = 100'



Landscaping that breaks up building mass and parking while allowing views to building and signage

25000 sf building

Minimum 25% of site to be landscaped open space

Berming and landscaping to screen parking areas from roads

Buffer adjacent residential areas

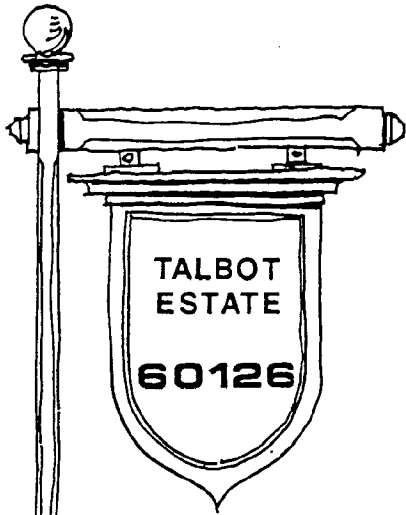
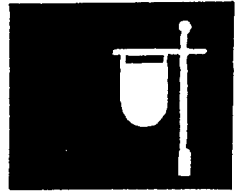
Customer parking area

Free-standing sign

State Highway

Provide for future commercial land use where appropriate - locate entrance points to serve adjacent properties

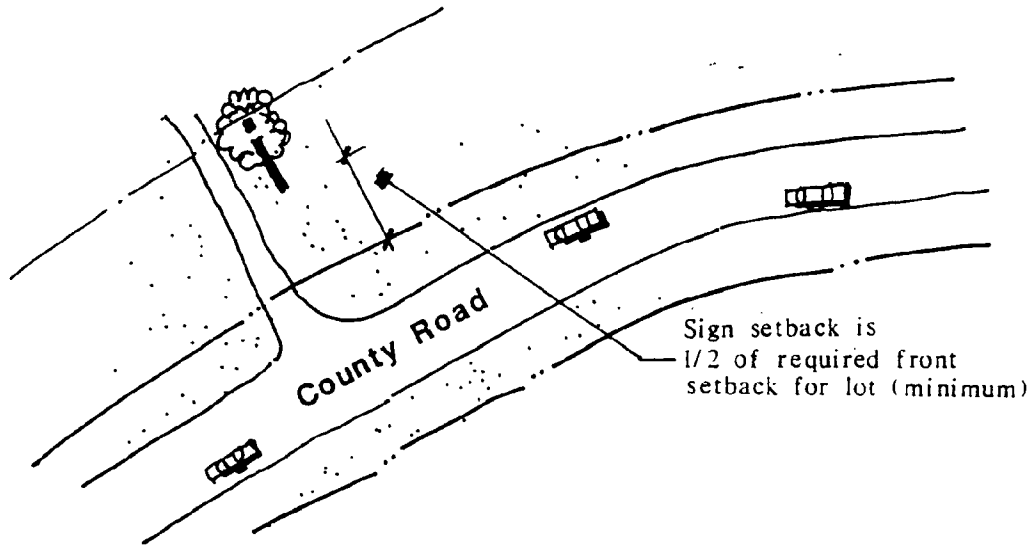
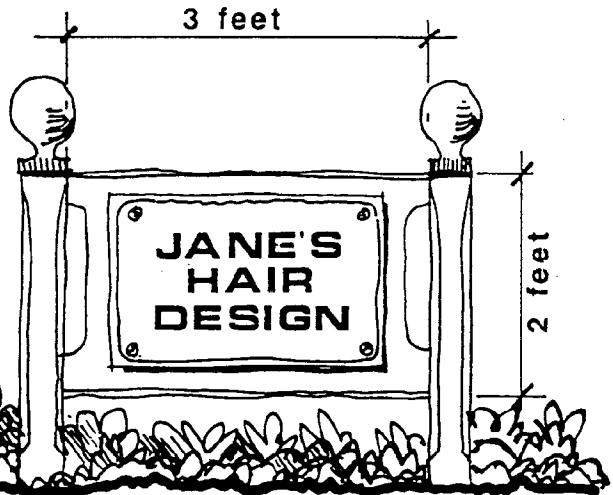
SIGNS



PERMANENT SIGNS EXEMPT FROM PERMITS

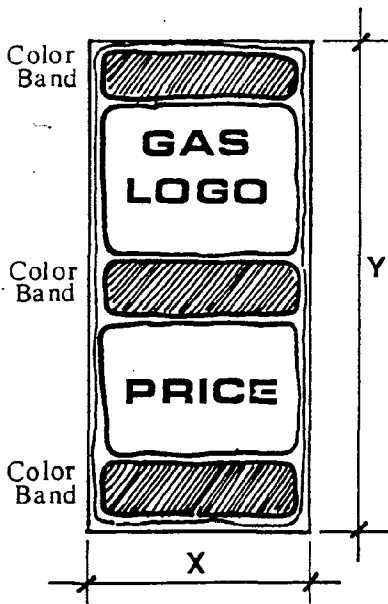
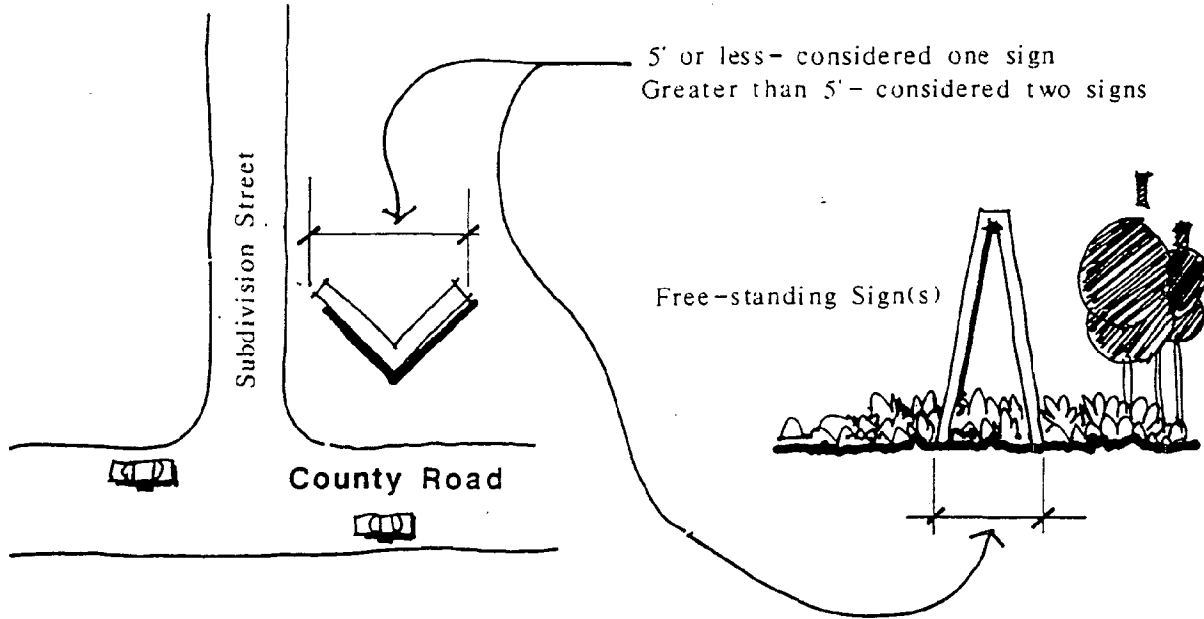
Home Occupation I.D. Sign <6 sf

Landscape planting to screen light glare and visually tie to the ground

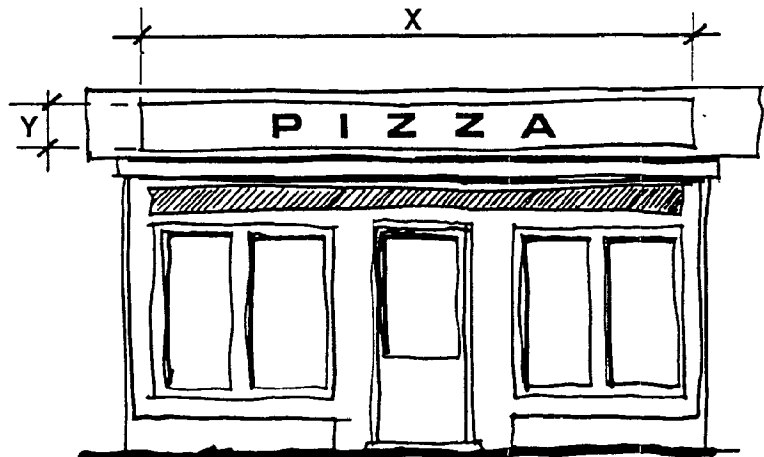




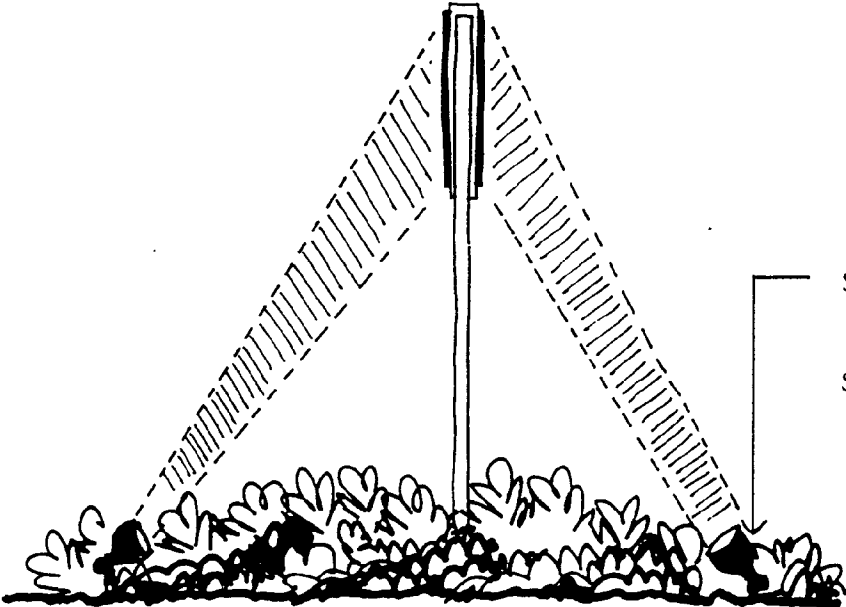
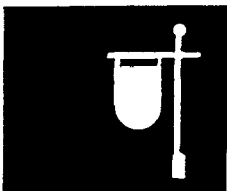
SIGNS



SIGN AREA COMPUTATIONS
 $X \cdot Y = \text{TOTAL SIGN AREA}$

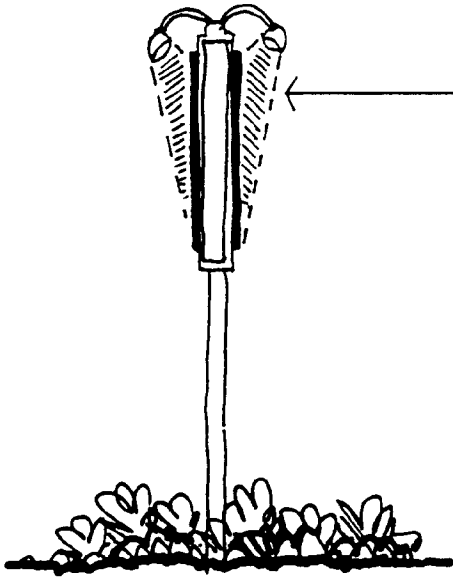


SIGNS

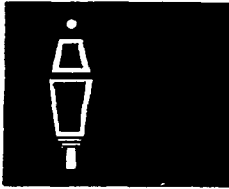


Spot flood lights with directed wash of light at sign face-

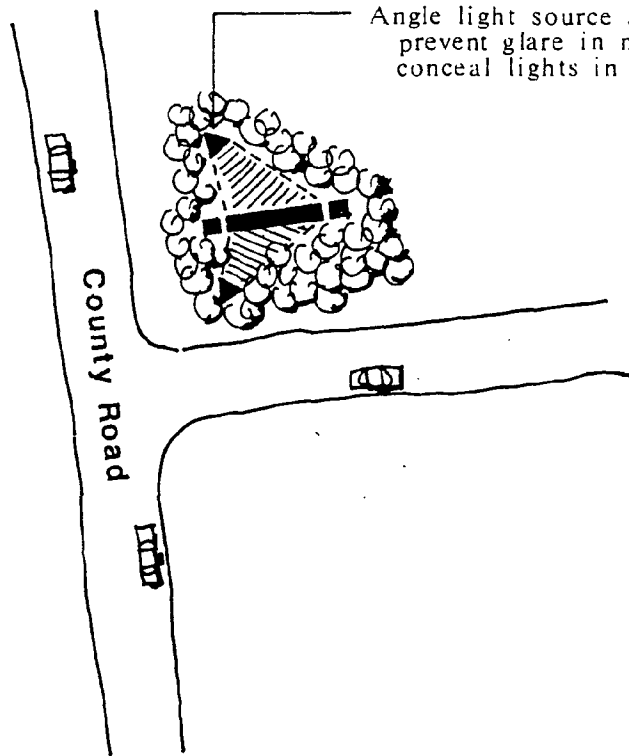
Surround fixture with low landscaping to screen light source glare



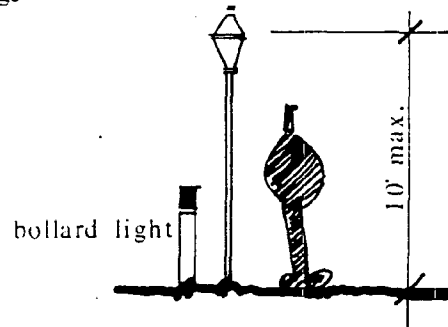
Light fixture as integral element of sign - smaller lights throw wash over sign face only



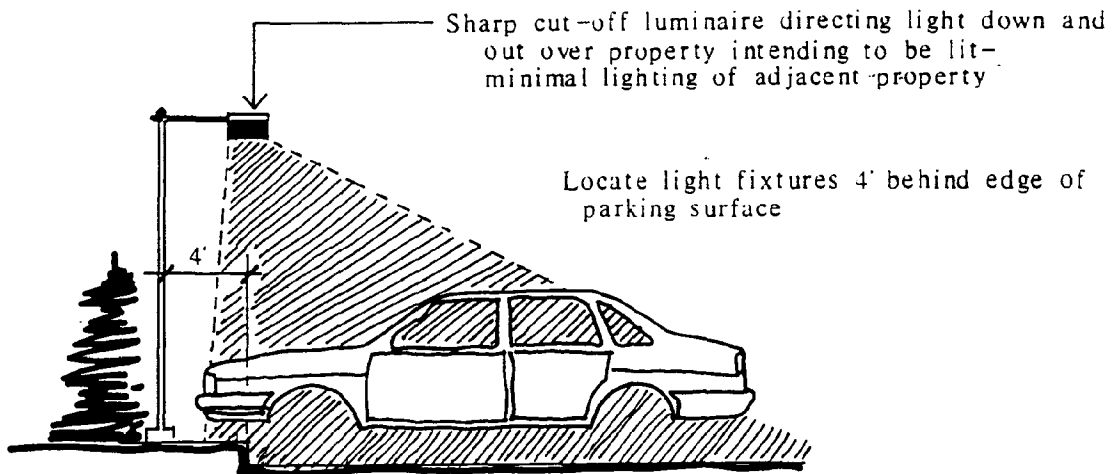
LIGHTING



Angle light source away from streets to prevent glare in motorist eyes - conceal lights in plantings



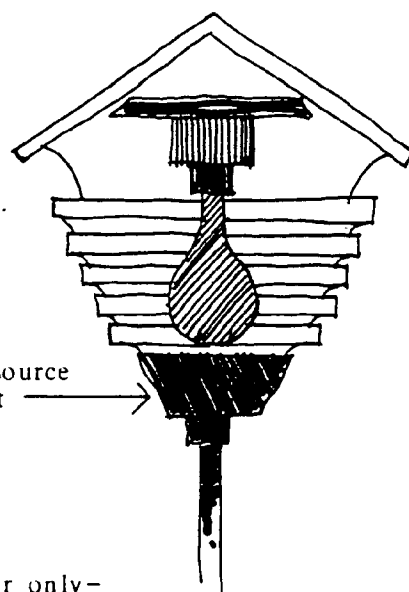
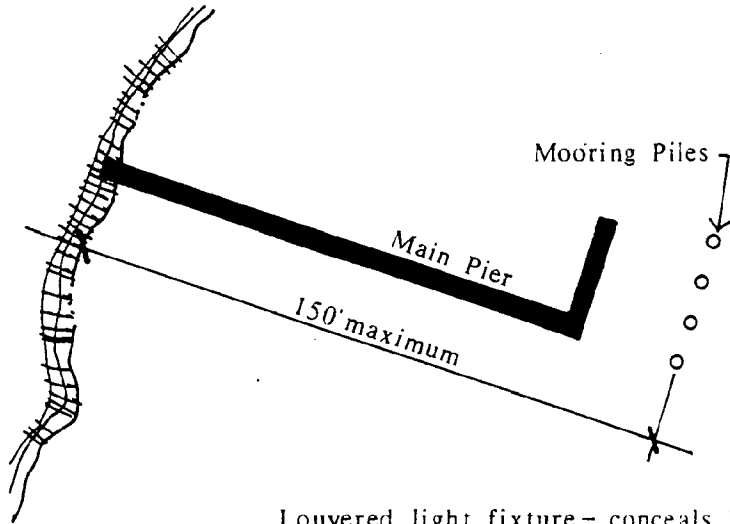
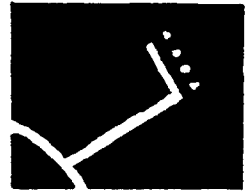
Scale light fixture to match purpose for lighting



Sharp cut-off luminaire directing light down and out over property intending to be lit - minimal lighting of adjacent property

Locate light fixtures 4' behind edge of parking surface

PIERS

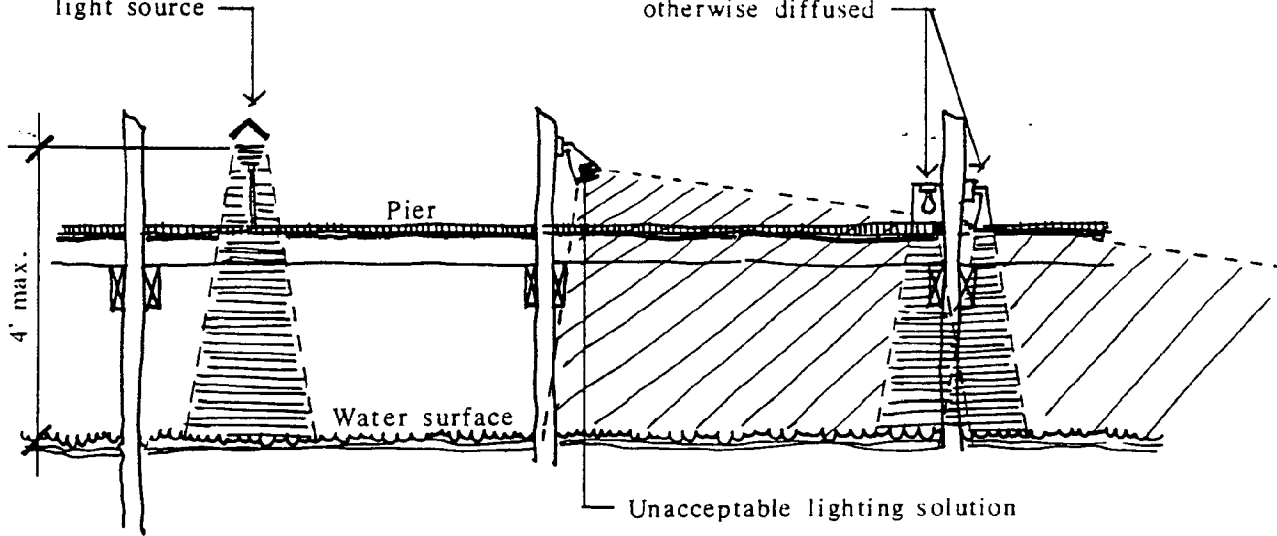


Louvered light fixture—conceals light source and prevents glare while directing light downward over water surface.

Pier lighting should light water surface directly below pier only—this provides visual definition of the pier structure and permits safe mooring while preventing glaring light spread out over the water

Acceptable lighting solution using louvered fixture with concealed light source

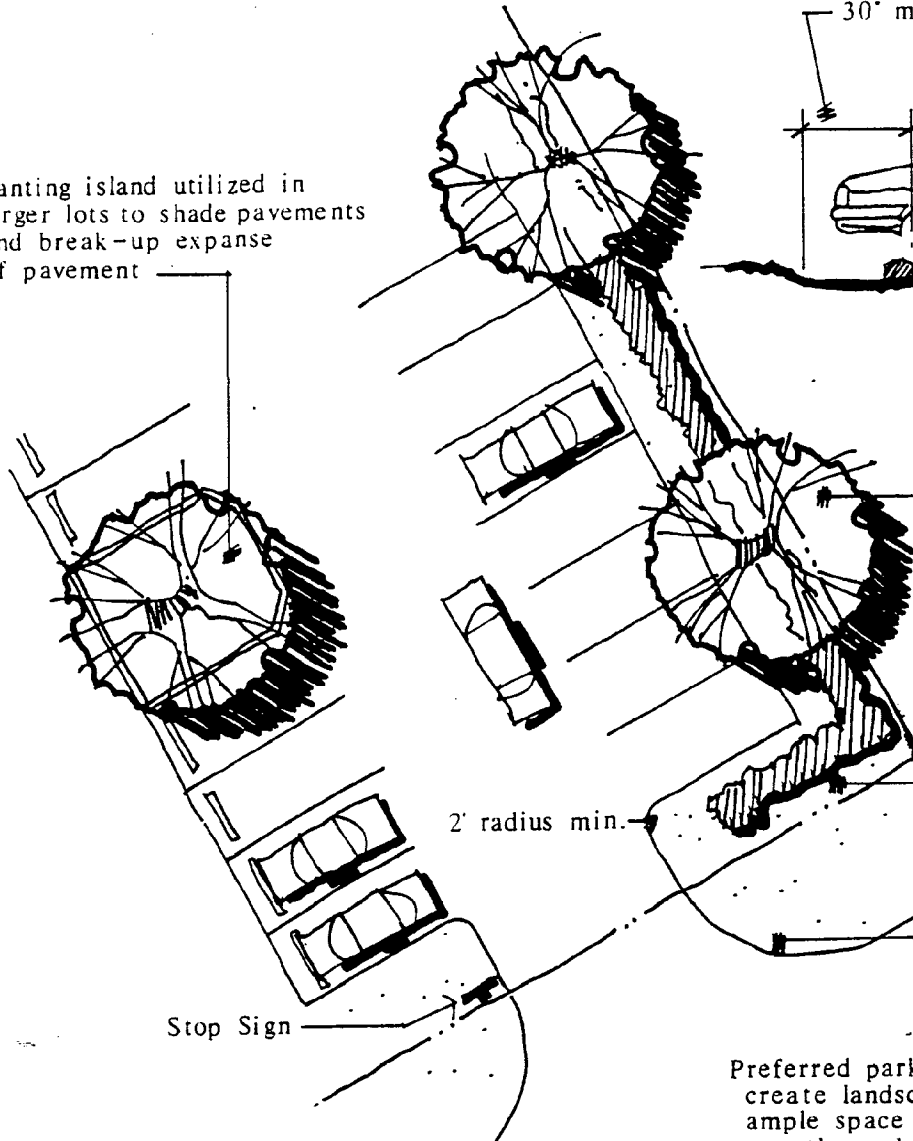
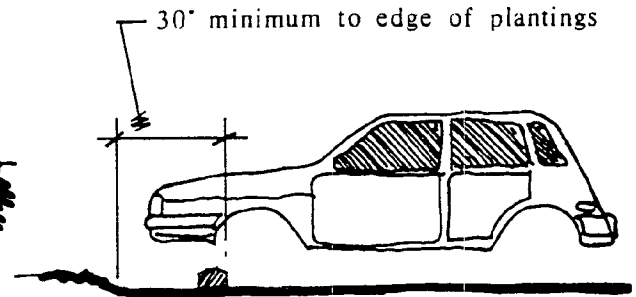
Acceptable lighting solutions if light sources are concealed or otherwise diffused





PARKING

Planting island utilized in larger lots to shade pavements and break-up expanse of pavement



In small lots, <12 cars, or because of special design considerations, locate trees outside of parking limits in landscape beds

Provide Trees

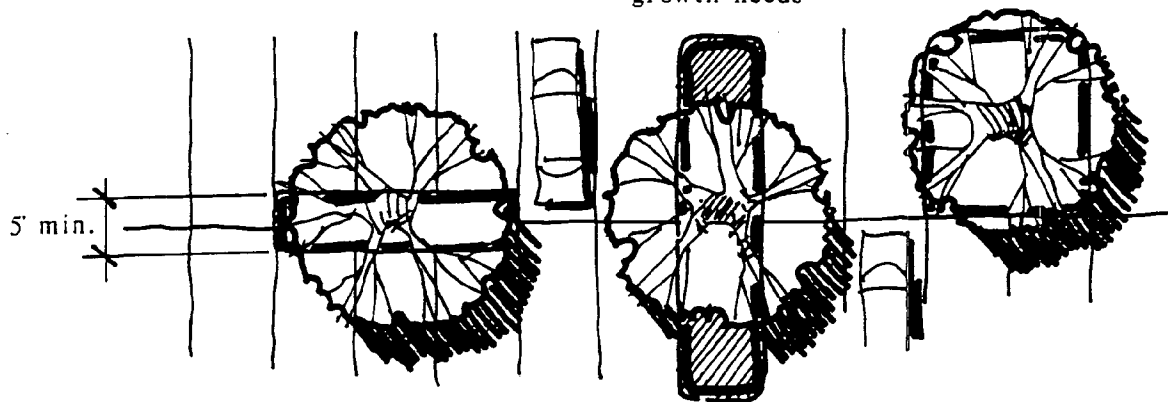
2' radius min.

3' Hedge to screen cars from street or adjacent properties

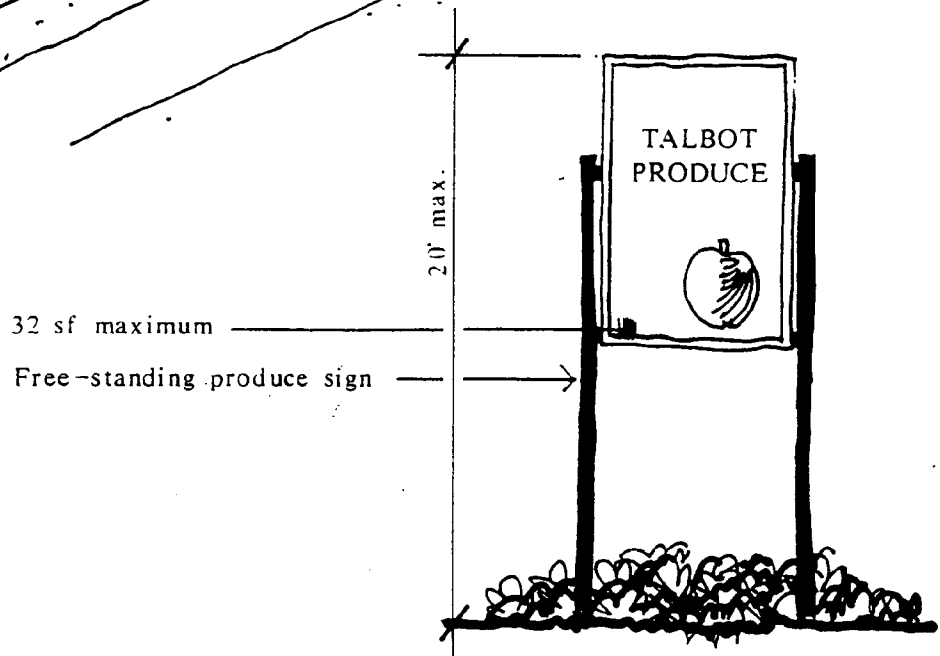
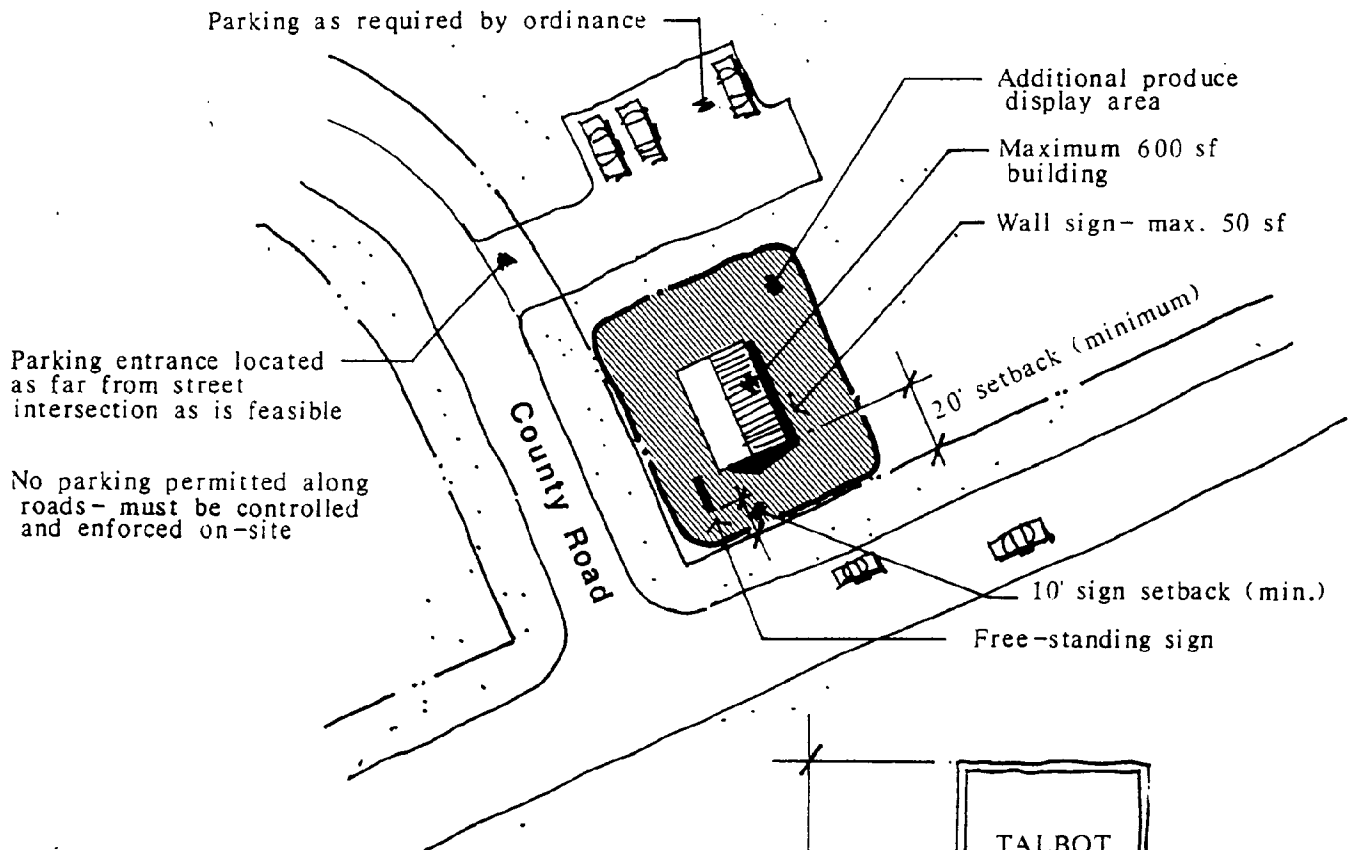
15' radius min.

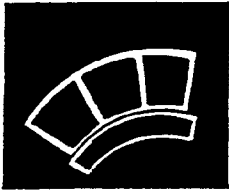
Stop Sign

Preferred parking island layouts - create landscape islands with ample space to support tree growth needs

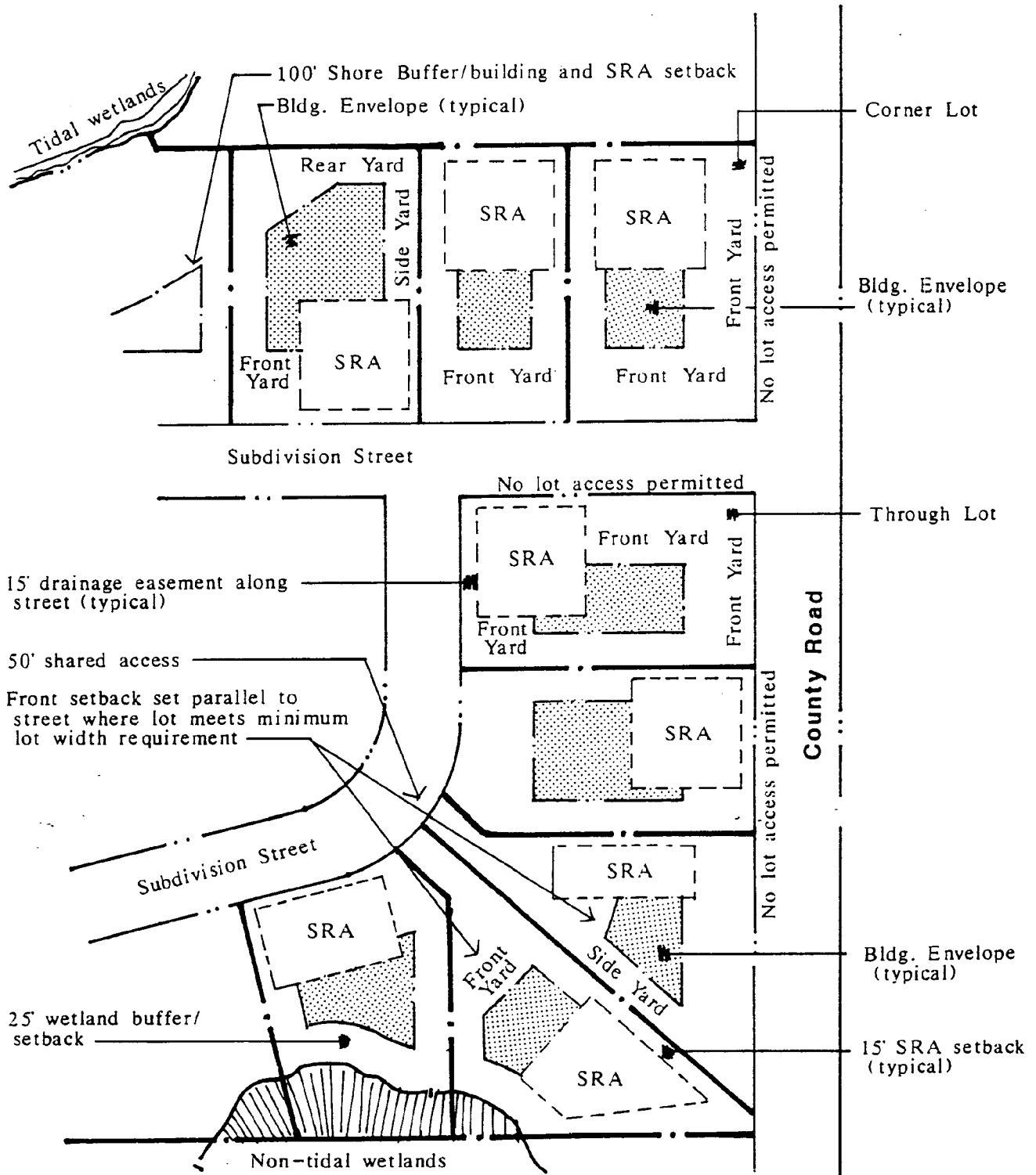


PRODUCE STANDS

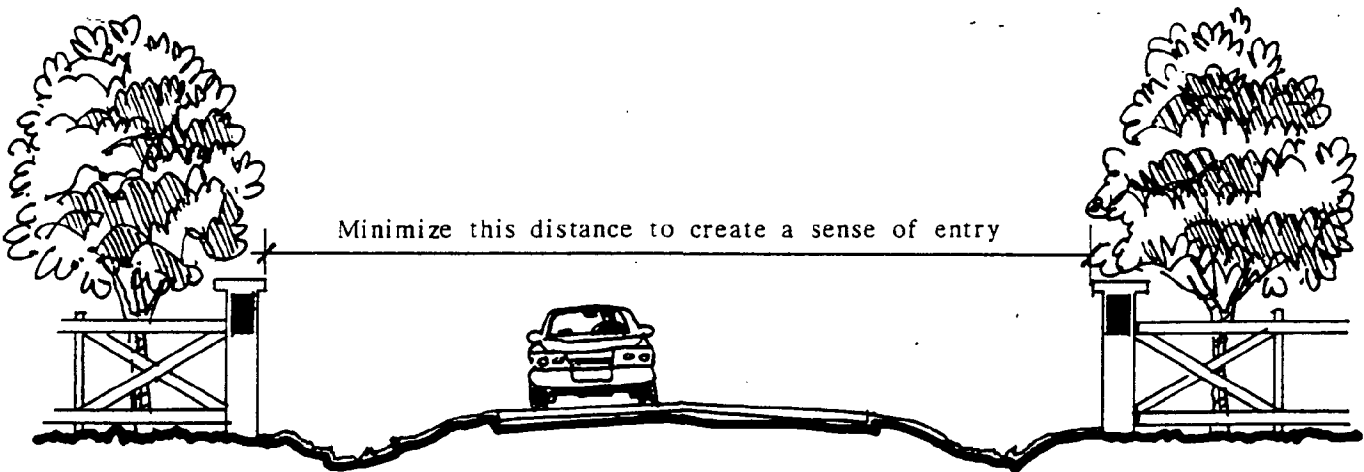
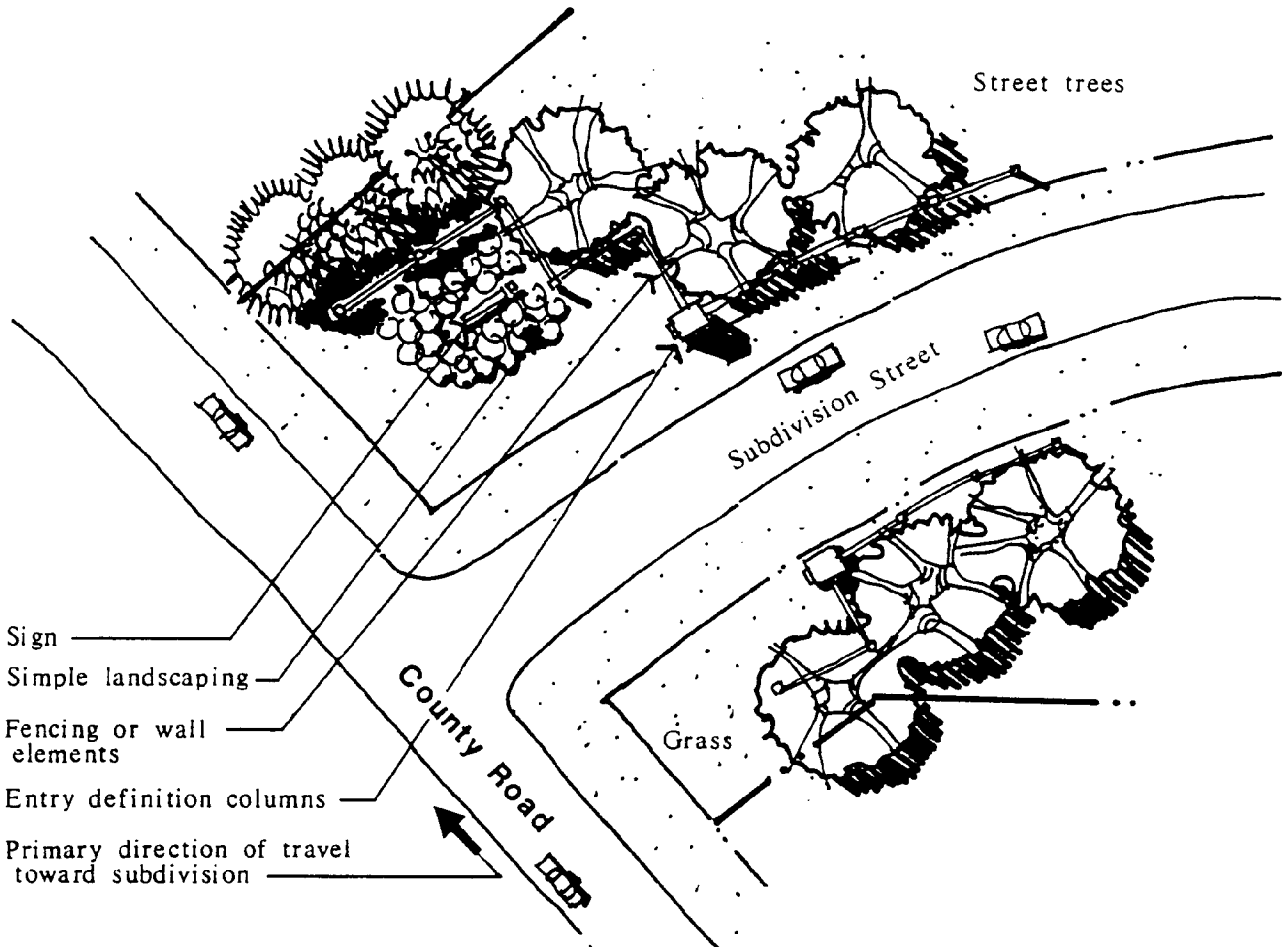




LOT STANDARDS

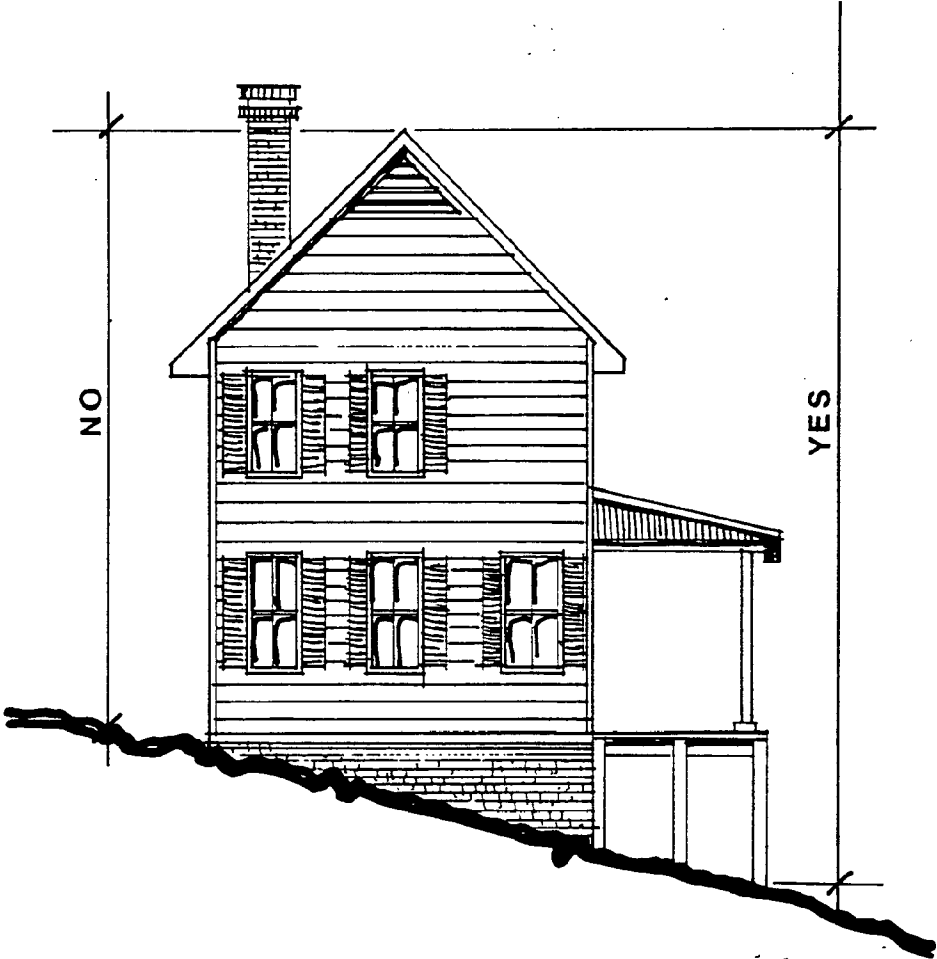


SUBDIVISION ENTRANCE DESIGN



Entrance Road Cross-section

STRUCTURE HEIGHT



Building Height Measurement

APPENDIX A

Approval Agencies

The following agencies review various components of land development projects in Talbot County. Some of or all of the listed agencies may have jurisdiction over any particular proposal. Any person or entity proposing development in Talbot County should contact the Talbot County Office of Planning and Zoning to review all approval requirements.

SUBDIVISION/SITE PLAN APPROVALS

Talbot County Office of Planning & Zoning
Courthouse
Easton, Maryland 21601
410-822-2030
(staff and regulatory arm for Talbot County Planning Commission and Board of Appeals)

Talbot County Department of Public Works
605 Port Street Talbot Operations Center
Easton, Maryland 21601
410-822-7012

Talbot County Department of Environmental Health
100 S. Hanson Street
Easton, Maryland 21601
410-820-8213

U. S. Department of Agriculture Soil Conservation Service
Talbot County Soil Conservation District
215 Bay Street
Easton, Maryland 21601
410-822-1577

Maryland Department of Transportation
State Highway Administration
Access Permits Division
707 North Calvert Street
Baltimore, Maryland 21203
410-333-1350

CRITICAL AREA/ENVIRONMENTAL REVIEW

Critical Areas

Chesapeake Bay Critical Areas Commission
Project Evaluation
West Garrett Place, Suite 320
275 West Street
Annapolis, Maryland 21401
410-974-2418

Environmental Review

Donald E. MacLauchlan, Assistant Secretary
Department of Natural Resources
Tawes State Office Building
Annapolis, Maryland 21401
410-974-5551

Bay Watershed Forester

Martinak State Park
Deep Neck Road
Denton, Maryland 21629
410-479-1619

Wildlife Protection

Department of Natural Resources
P.O. Box 68
Wye Mills, Maryland 21679

WETLANDS AND WATERWAYS REVIEW

Federal Permits

U.S. Army Corps of Engineers
Baltimore District
P.O. Box 1715
Baltimore, Maryland 21203-1715
Attention: CENAB-OP-R
410-962-3670

State Licenses & Permits

Department of Natural Resources
Water Resources Administration
Tidal Wetlands Division
Tawes State Office Building
Taylor Avenue
Annapolis, Maryland 21401
410-974-3871

Department of Natural Resources
Water Resources Administration
Waterway Permits Division
Tawes State Office Building
Taylor Avenue
Annapolis, Maryland 21401
410-974-2265

Department of Natural Resources
Water Resources Administration
Nontidal Wetlands Division
Tawes State Office Building
Taylor Avenue
Annapolis, Maryland 21401
410-974-3841

Coastal Zone Consistency Statement
Department of Natural Resources
Water Resources Administration
Wetlands and Waterways Program
Tawes State Office Building
Taylor Avenue
Annapolis, Maryland 21401
410-974-2156

Water Quality Certification
Department of the Environment
Water Management Administration
Division of Standards and Certifications
2500 Broening Highway
Baltimore, Maryland 21224
410-631-3609



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