

MASTER PLAN

PIRATE'S WHARF PARK

4701 Whitehaven Rd.
Quantico, MD 21856



Prepared for:

Wicomico County Recreation, Parks & Tourism



Prepared by:

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1. ACKNOWLEDGEMENTS

In the fall of 2017, Wicomico County Executive Bob Culver established a work group of citizens and stakeholders (see Section 3a) to provide guidance for the potential development of the County property known as “Pirate’s Wharf”. The meetings, conversations and site visits with the work group and other interested citizens formed the foundation for what would become the Master Plan for Pirate’s Wharf.

The support of the County Executive, the Wicomico County Council, and the many citizens who participated in the process was crucial to the project becoming a reality. Funding for the project was also made available through the National Parks Service and the Land Water Conservation Fund (LWCF), through State Grants such as Program Open Space and Waterway Improvement, and through other funding mechanisms. The support of Federal and State partners, notably the Maryland Department of Natural Resources, was critical to the success of this project.

The Lower Eastern Shore Heritage Council also provided a mini grant to hire a consultant to research the history of the property so that “the story” could be told through its development. A special thanks is given to Mike Hitch, the local researcher who uncovered the story of the property and brought it back to life with his trademark enthusiasm and attention to detail.

The County would like Pirate’s Wharf to become a regional attraction that can be enjoyed by locals and visitors for generations to come. Thank you to all who participated in the public process to make this a reality.



2. INTRODUCTION

a. Before the Master Planning Process

Pirate's Wharf was purchased in 1997 by Wicomico County and to date has remained mostly undeveloped and not accessible to the public. Since taking ownership of the property, the County has managed three leases at the property (house, farming, hunting) which officially concluded at the end of 2018.

In the fall of 2017, the Wicomico County Executive established a work group to consider developing the property into a regional park and increase public access. Over a series of months, the work group developed broad recommendations for the property that led to a formal Master Planning process. During this time, the County also applied for (and eventually secured) grant funding sources that were used for the Phase 1 recommendations included in this report.

Prior to and concurrent with the DBF Team working on the Master Plan phase, the County had several other reports and investigations performed to assist in making determinations regarding the future of this property. These items are listed below and included in the Appendices:

- Cultural Resources Assessment (Appendix B)
- A Study of the History of the Wicomico County Pirate's Wharf (Appendix C)
- Delineation of the Brady / Price Cemetery (Appendix D)
- NRCAC Assessment (Appendix E)
- MD DNR Forest Stewardship Plan (Appendix F)
- MD Dept. of Planning – State Clearinghouse Review (Appendix G)
- Wetland Delineation Report (Appendix H)
- Environmental Assessment (Appendix I)

b. Existing Conditions and Site Analysis

The existing property is easily divided into three separate sections. The Woodland Area, the Farmland – Pond Section and the Shoreline Section. Each of these areas has unique qualities and has been evaluated for potential park uses and improvements. In addition, the property has various other characteristics that will affect the ultimate development of the property. These items are listed below:

Soil Types:

Woodland Area: Othello Silt Loam.

Farmland – Pond Section & Shoreline Section: Predominantly Mattapex silt loam and Nassawango Silt Loam in the open areas (not pond / wetland areas), Transquaking and Mispillion soils and small portions of Hambrook Sandy loam.

The “Hydrologic Soil Group” or HSG for these soils are as follows:

- Hambrook sandy loam
B
- Mattapex silt loam
C
- Nassawango silt loam
C
- Othello silt loam
C/D
- Transquaking and Mispillion
A/D



Summary of HSG descriptions:

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high-water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Topography / Slope: The existing topography is primarily flat to gentle sloping towards the shoreline and tidal wetland areas. There are several agricultural drainage ditches that assist in directing rainfall towards outlet areas.

Available Utilities: The existing Farmland – Pond Section and the Shoreline section were previously served by electric and telephone service for a single-family residence. Upgrades will be required for the development of park facilities.

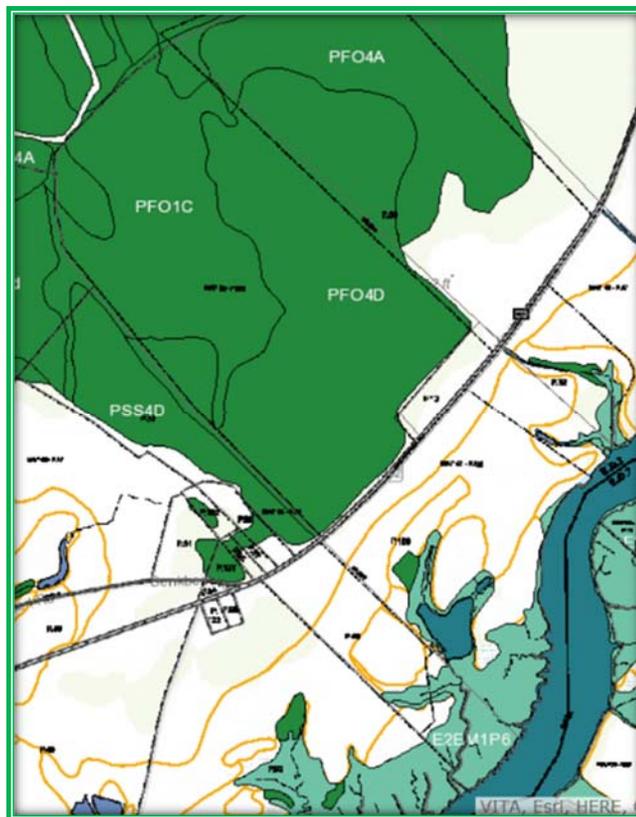
Land Cover / Use:

Woodland area: forest

Farmland – Pond Section: Forest, agriculture and wetlands

Shoreline Section: Forest and wetlands (and formerly residential-single family home)

Jurisdictional Wetlands: The southern portion of the Farmland – Pond Section is encumbered with “Estuarine and Marine Deepwater / Wetlands” as defined by the US Fish & Wildlife Service – National Wetlands Inventory. There are also a small portion of these wetlands in the northern portion of this parcel as well. The Woodland Area is predominantly a “Freshwater Forested Shrub Wetland”. See Appendices H & I for further discussion regarding wetlands associated with this site.



Existing Conditions Exhibit

Woodland Area – North of Whitehaven Road

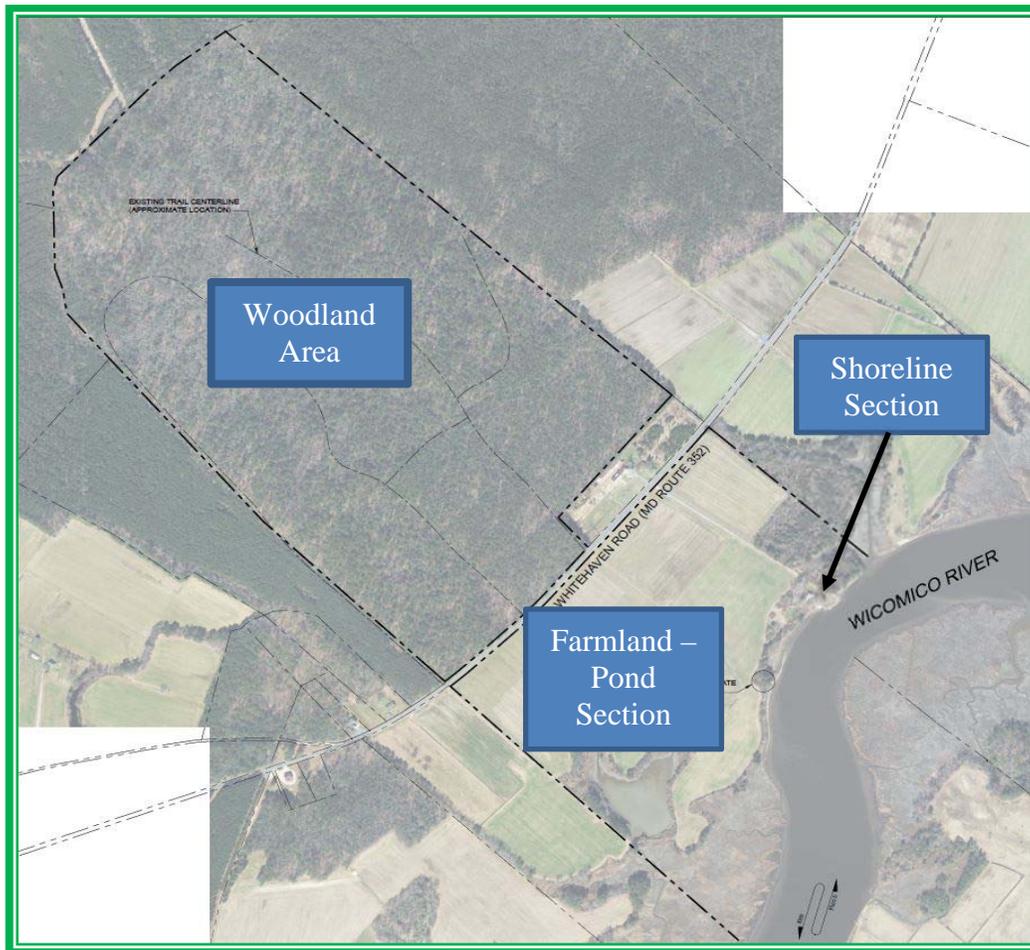
- 225 acres
- Wetland / Sensitive Areas
- Large Forest Tracts
- Existing Paths

Farmland – Pond Section

- 109 acres
- Agricultural & Pond Areas
- Existing one-way access lane

Shoreline Section

- 7 acres
- Former Wharf Area
- Former House & Agricultural barn
- Mix of wooded, partially cleared, cleared water access, wetland, pond & existing cemetery areas



See **Appendix A** for the Existing Conditions Plan

3. MASTER PLAN PROCESS

a. Work Group

Judith Stribling	Salisbury University Professor Emeritus of Biological Services
Matthew Hurd	DNR – State Forester
Jack Lennox	Director of Planning & Zoning
Weston Young	Assistant Director of Administration Wicomico County
Steve Miller	Director, Wicomico County Department of Recreation, Parks & Tourism
James Simmons	Recreation Superintendent Wicomico County Dept. of Recreation, Parks and Tourism
Chuck Poole	Parks Superintendent Wicomico County Recreation, Parks & Tourism
Chuck Rousseau	Deputy Director, Wicomico County Department of Recreation, Parks & Tourism
Tyler Watson	Critical Areas Commission, Planning & Zoning
Hank Phillips	Neighbor
Mike Perry	Local resident/concerned citizen
Gabe Matyiko	Local resident/concerned citizen
Barry Williams	Local resident/concerned citizen
Chris McCabe	Coastal Compliance Solutions
Ray Thompson	Preservation Trust Wicomico
Michael Wigley	Principal, Davis, Bowen & Friedel, Inc.
Ken Eaton	Senior Project Manager, Davis, Bowen & Friedel, Inc



b. Project Goals

The overall objectives for the park were developed from the work group. These items were identified as the main focus points for any development of the park property. See Appendix N for the work group final report dated March 7, 2018.

- Provide Public Access to Water
- Provide Multi-use, Low-impact Recreational Activities and Programming for County Residents
- Maintain Natural Features of the Property

c. Public Input

There were various opportunities for public input into this project. The following meetings took place in public forums:

- October 16, 2018 – Open Work Session at County Council to discuss Pirate’s Wharf funding
- November 20, 2018 (am) – Public Hearing at County Council to discuss transfer of funds for Pirate’s Wharf
- November 20, 2018 (pm) – Open Public Input session for the general public held at the Civic Center (See Appendix M)
- December 18, 2018 – Public Hearing and Resolution at County Council to discuss federal grant acceptance for Pirate’s Wharf
- January 15, 2019 – Legislative bill to discuss transfer of funds for Pirate’s Wharf; Open Work session for Department CIP projects for FY20-24 (including Pirate’s Wharf)
- February 5, 2019 – Public hearing at County Council to discuss FY20-24 CIP, Public hearing to discuss grant funding from Lower Eastern Shore Heritage
- March 6, 2019 - Mike Hitch history presentation at the Civic Center (See Appendix C)
- June 17, 2019 - Master Plan Draft Presentation (See Appendix O)
- There were numerous other opportunities at County Council during the FY20 budget process in the spring of 2019 which included CIP projects such as Pirate’s Wharf.

The following major points were discussed during the November 20, 2018 Pirate’s Wharf Public Input meeting:

- | | |
|--------------------------------------|---|
| 1. No large boat ramps | 7. Woodlands area a prime birding area |
| 2. No marina | 8. Preserve the woodlands |
| 3. Restricted to paddle boats, etc.? | 9. Retain natural conditions |
| 4. Any Archeological Study? | 10. Provide raised trails |
| 5. Natural Progression Forest | 11. Water access: no motorized or only small boats? |
| 6. Monarch Butterfly area? | |

12. Shoreline at the east is a cedar forest - unique
13. Otter colony present
14. Utilize small huts/gazebos
15. Woodland area is a mixed pine & hardwood
16. Original forest report is flawed
17. Provide management of farmland areas into meadows
18. Fix/repair the existing trails
19. Provide wheelchair / ADA accessibility for some portions
20. Provide a pavilion in the area of the former house
21. Provide a fishing pier
22. Provide a playground
23. Boat ramp & a rental facility are a potential conflict
24. Traffic maintenance/split
25. Provide an ag demo area
26. Hold open house & advertise the park
27. Cemetery cleanup could be a community project
28. Will there be a traffic study on Nanticoke Road?
29. Road is used for motorists, cyclist, runners, etc.
30. Provide a trail along the shoreline
31. Provide camping (primitive or more?)
32. Income generator?
33. Existing wharf may have been damaged by tugboats/barges
34. Location is on a bend in the river, may present challenges
35. Provide buffers/delineation of the neighboring properties
36. Assist in keeping trespassers out
37. Provide transparency to the public
38. Consider native plantings instead of normal lawn grasses
39. Provide a phased development plan
40. Consider using pervious surfacing where possible
41. Provide bee-friendly plantings
42. Consider providing as a forest mitigation bank
43. Provide restrooms & water for cyclists
44. Provide a stabilized surface for cyclists
45. Comparable to Pemberton Park
46. Do not perform any clearcutting
47. Utilize RC-6 or oyster shells for road/trail improvements
48. Reduce pavement use where possible
49. Provide a soft boat launch
50. Investigate the property history
51. Utilization from dawn to dusk?

d. Environmental Considerations

Maintaining the surrounding natural habitat of the site is a primary goal of the project and was a key point of attention throughout the master planning process.

To ensure that all possible project-associated environmental impacts were managed, an Environmental Assessment was crafted which details the potential environmental consequences from the development. The Assessment can be found in Appendix I.

Forest Management: Although originally the Woodlands Section was planned for a formal forest management plan (see Appendix F), most of the public and work group comments seemed to indicate that leaving the forest tracts intact on this section should be the goal of this project. Upon further investigation, it was determined that the parcel is predominantly jurisdictional wetlands. Permitting through the US Army Corps of Engineers and the Maryland Department of the Environment will be required for any land filling or construction activities (mulch paths, elevated walkways, etc.). In future phases, the County may consider implementing a more formal pedestrian path and trail system through these areas, but it was determined that for now, this area would remain as it is today. An updated forest management plan could be developed to manage the tract areas

to promote forest health while maintaining public access to the “old growth” forest areas and maintain the remaining areas without clear cutting the entire area or individual tracts.

*e. **Plan Preparation***

Mapping Resources

The DBF Team was directed to gather the available GIS resources from the County. This included a wide variety of existing physical feature data that was utilized to prepare the existing condition site analysis. In addition, the DBF survey team collected topographic and bathymetric data in key areas to assist with such items as placement of a potential boat ramp, a soft kayak launch, and investigation of the open water areas found on the site.

Project Component Identification

Once the existing condition site analysis was compiled, the individual project elements were identified. These elements were considered key to maintain the basic project goals.

Public access to water:

- Boat ramp
- Kayak launch
- Access road to the former steamboat wharf area

Provide multi-use low-impact recreational activities:

- Event pavilion
- Playground
- Pedestrian trails
- Fishing pier
- Observation decks
- Provide connectivity between project elements
- Meadow and forested areas

Maintain natural features:

- Keep forest clearing to a minimum
- Add to existing forest areas
- Convert existing agricultural areas to meadows
- Keep the development footprint as low impact as possible

Prepare Master Plan

Utilizing the components list, the DBF Team and the County Work Group worked to develop a Master Plan for the park that would accomplish the project goals while attempting to maintain the character of the existing property. Numerous ideas and configurations were considered. The DBF Team consisted of an architect/planner, a

landscape architect and an engineer to coordinate the layout and programming for the facility. This effort was coordinated closely with the Work Group to make sure that the vision for the park was being maintained.

Once an overall plan for the park was developed, a budgetary cost analysis was performed to assist with configuring the Phase One plan. This plan would identify the main components of the project that might be completed with the available funding opportunities that the County was pursuing. Although full development of the park is not possible with the existing funding, project goals were identified and provided for in the Phase One plan (See Appendix P). Future development of the park would still be guided by the Master Plan, and additional components that provide access to additional areas of the park would be constructed as the budget allows.

4. **FACILITIES AND RECREATION AREAS**

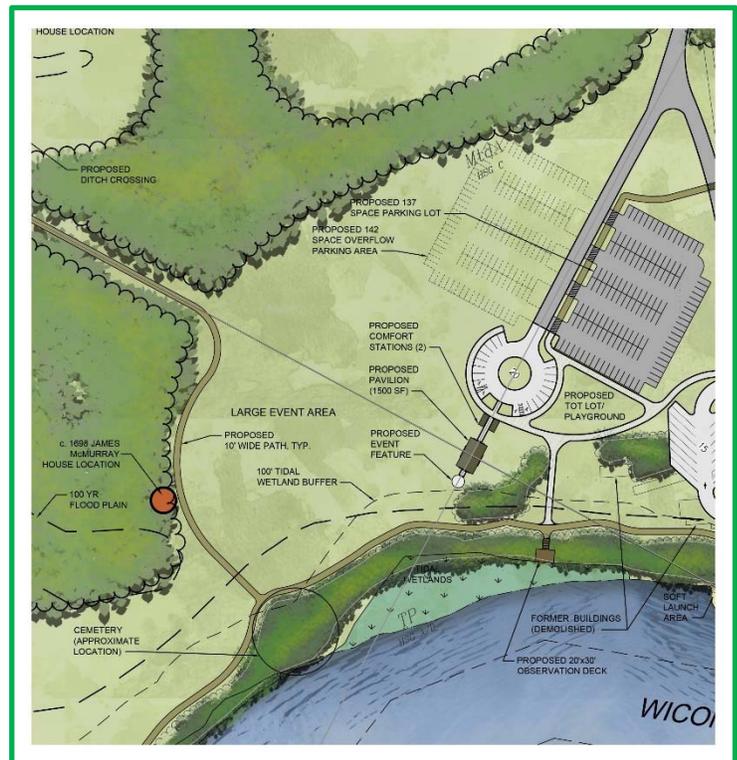
a. General Description

The Pirate's Wharf Park project is a multi-phased large-scale redevelopment of the existing site through the addition of an extensive pedestrian path, an event area, and additional site features. Phase One of the project will work to install the initial portions of the trail as well as some site amenities. See Appendix P for Phase One and Future Phase plans.

b. Phase One

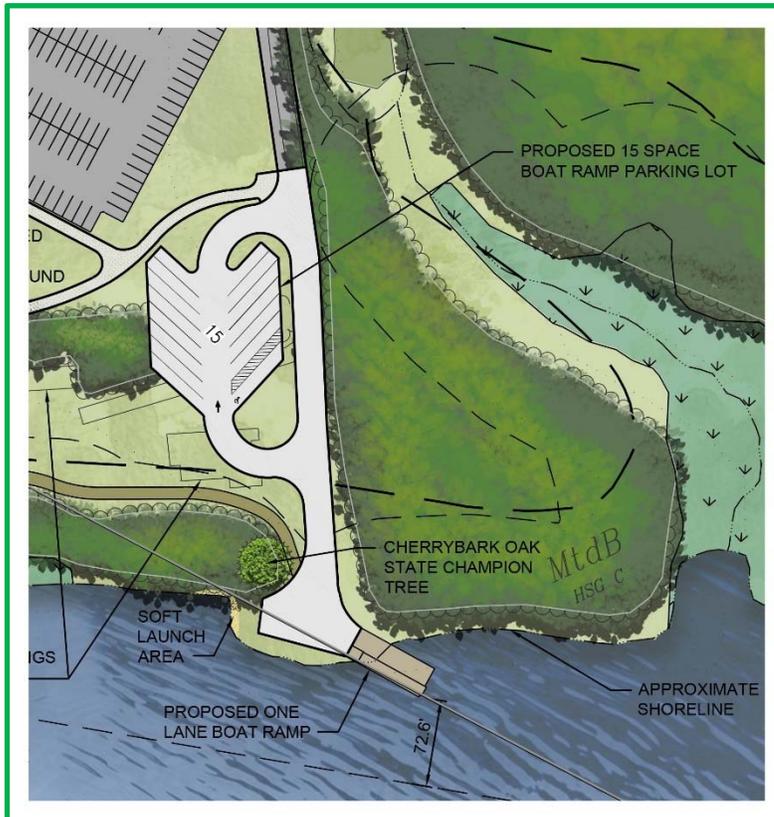
i. Event Area

The Event Area of the site will serve as a multi-purpose area with a relatively large picnic pavilion surrounded by amenities. The pavilion will be a multi-function feature with potential uses to include family gatherings or a wedding venue, an event stage, along with peripheral scenic views that will present a look into the surrounding environment. In the area around the pavilion, amenities such as information boards and comfort stations, a playground, an observation deck and a boat launch will present visitors with a wide range of activities to participate in. The area will also contain different parking options with convenience/drop-off parking, permanent parking, and overflow parking - all available to visitors.



ii. **Boat Launch Area**

The Boat Launch Area of the site will serve as a public water access to visitors. The proposed boat launch facility is angled to take advantage of the depth of water necessary to launch boats while maintaining a safe distance from the active Federal channel area. The area will include a single-lane boat ramp that will act as a small vessel launch area and include a floating boarding pier to allow for users with physical limitations. The proposed area will also include a soft launch area for visitors using canoes or kayaks. Boat ramp/trailer parking and convenient drop-off & unloading areas are also included within this area of the site. The boat ramp will be



designed to accommodate boats in the range of 14' to 28'. Generally, due to tow vehicle and trailer combinations, and the limitation of this site, it would not be favorable to have boats any larger than 28' in length utilize this facility. The parking facility will handle a maximum 50' tow vehicle and trailer combination.

The boat launch has been conceptually designed in accordance with the "States Organization for Boating Access – Design Handbook for Recreational Boating and Fishing Facilities, Second

Edition". The design considered in this Master Plan is in accordance with a remote or low use recreational boating facility. Various locations and configurations were considered for this project element. This location provides separation from the soft launch / beach area and utilizes the existing access to the River. In addition, this location takes advantage of the existing water depths to provide adequate boat access while maintaining a safe setback from the existing federal channel. Lastly, the existing access road / wharf area would provide a location where there would be minimal disturbance to wetlands and less roadway / impervious surfaces to be added to the property.

The assumption was made that this would be a high turnover facility where the average boating use is relatively short term (day use). Typically, a one lane launching facility would require a parking facility with 20 to 30 parking spaces. However, due to the park hours of operation of dawn to dusk and, and the desire to keep boating traffic minimized, a reduced parking area has been included in the concept plan. In addition, this facility will not have enough maneuvering

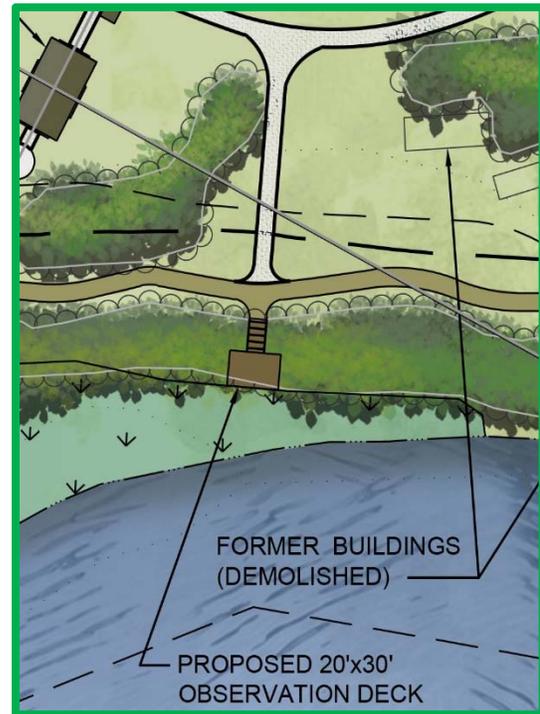
space for the larger trailer / tow vehicle combinations. This combination will assist in keeping the use of this facility to the small to average sized boats.

a. Shoreline Stabilization

The area in the vicinity of the boat launch area, formerly the wharf area, will be stabilized to prevent further erosion. The boat ramp shall incorporate wing walls that connect to land to provide a structural stabilization in the immediate vicinity of the boat ramp. Adjacent areas are planned to be a hybrid of stone sill, stone revetment and living shoreline elements to provide a diversified habitat while maintaining a cost-effective shoreline protection area balancing maintenance items, natural stabilization and affordability.

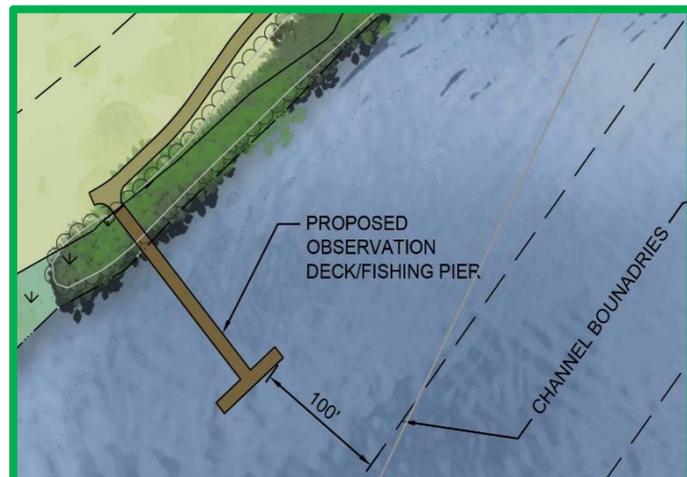
iii. Observation Deck

The Observation Deck will provide visitors with views of the surrounding atmosphere and allow for relaxed conversation and learning activities. From the observation deck, guests will be able to enjoy scenic views of the adjacent Wicomico River, and will have the chance to observe the flora and fauna of nearby nature. The area will also serve as a resting area for hikers and visitors touring the park.



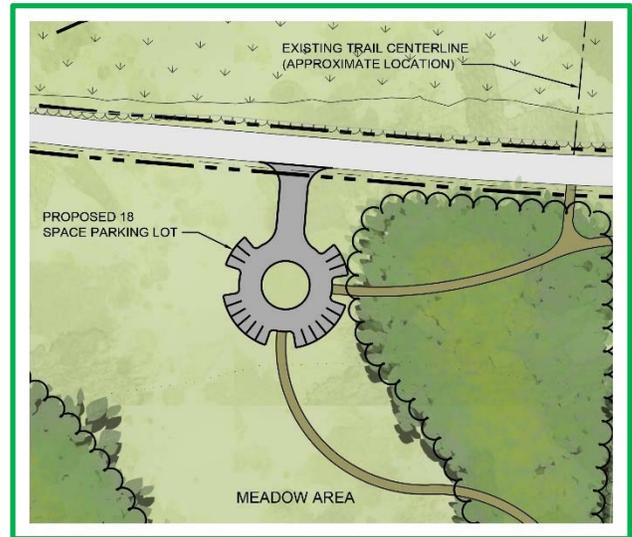
iv. Fishing Pier

The proposed Fishing Pier will serve as a remote fishing location and an additional observation area for park visitors. The fishing piers will provide views of the Wicomico River and a widescale view of the park as well.



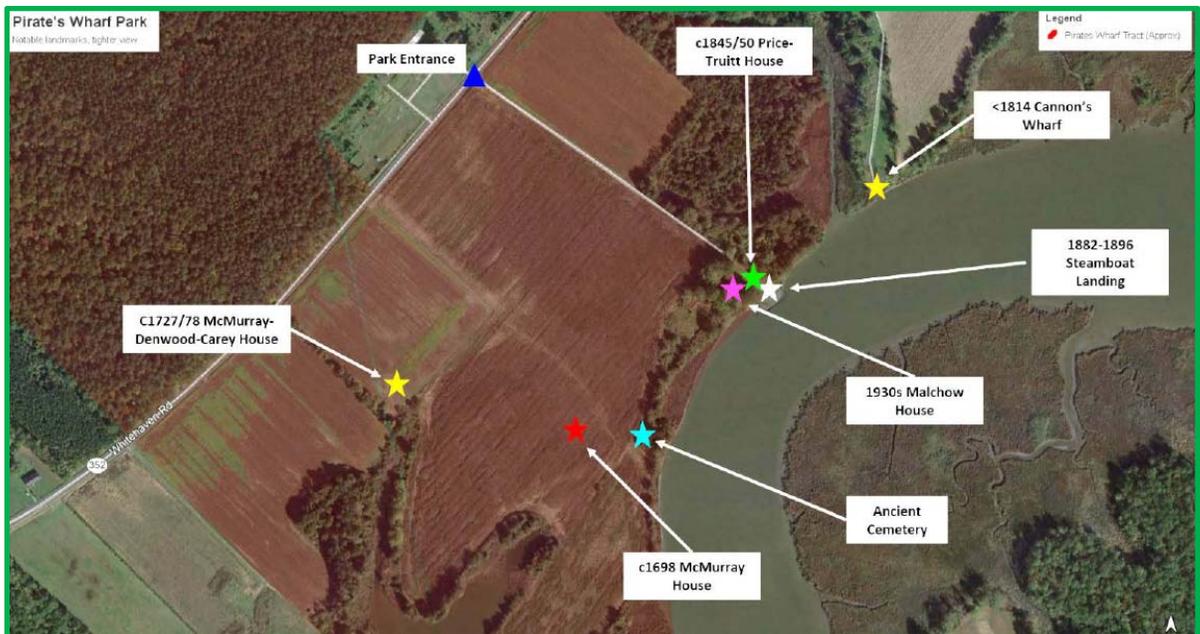
v. **Trailhead Parking**

The 18-space parking facility at the head of the trail will provide trail access to both the proposed Woodland Area trails and the proposed Farmland-Pond Area trails. The parking lot will also act as an access point to the Historical Area featured within the park. The Historical Area includes showcases of the 1698 John McMurray House and the 1727-1778 McMurray / Denwood / Carey House.



c. **Historic Preservation**

The Historical Exhibits of the 1698 John McMurray House and the 1727-1778 McMurray/Denwood/Carey House will act to preserve the historical portions of the existing site. The exhibits will be used as informational centers and will showcase the history of the property and how it ties into the new development. (See Appendix C for Historical Study)



In addition to consideration of the former historic structure locations identified by the Historical Study, a Phase I Archaeological study will be required. The master plan has included flexibility to avoid disruption of archaeological resources that may be on the site.

d. **Future Phases**

The future phases of the project include expansion of the proposed trail system along with the addition of more site amenities. Future phases of the project will add more trails to the existing



6. ESTIMATE OF PROBABLE CONSTRUCTION COSTS – PHASE ONE

Opinion of Probable Costs

<u>Item Description</u>	<u>Cost</u>
Trails	\$85,000
Parking	\$279,000
Roadways	\$225,000
Site Features	\$841,000
Shoreline Improvements	\$132,000
Sub-Total	\$1,562,000
<hr/>	
Contingency (10%)	\$156,200
Engineering (10%)	\$156,200
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Total Cost	\$1,874,400
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7. FUNDING THE COSTS

Funding of the Pirate’s Wharf development project is expected to come from multiple sources including: a federal grant, state grants, Wicomico County funding, reserve funds derived from farm and hunting leases held at the property, and miscellaneous grants.

While exact funding amounts are subject to change as additional funding opportunities are explored, the Phase I Master Plan recommendations are based upon an approximate budget of \$1.8 million.

Approximate funding sources are as follows:

• Land-Water Conservation Fund (LWCF – Federal)	\$820,000
• Waterway Improvement Grant (WWI – State)	\$400,000
• Program Open Space (POS – State)	\$315,000
• Wicomico County reserve funds (lease monies)	\$255,000
• Wicomico County (Local)	\$100,000
• Lower Eastern Shore Heritage Mini-Grant	\$ 2,934
	<hr/>
	\$1.89 million



8. **DESIGN PROCESS**

a. **Design Considerations**

- i. **Comprehensive Plan:** Within the Wicomico County 2017 Comprehensive Plan, the purpose of a County park is defined as;

“Serve entire County – Often include a unique natural setting and/or specialized features, such as a harbor, zoo, stadium, heritage area, equestrian center, or athletic complex – Large areas may be preserved in a natural state.”

The proposed renovations of Pirate’s Wharf Park work to meet this purpose by providing county-wide access to a trail with available sight-seeing options, waterfront access, and historical areas. The park will also provide a pavilion and event area which can be used for County or private events. Furthermore, the site features will exist in a unique setting, as they will be encased by the surrounding nature of the existing Pirate’s Wharf Park location.

- ii. **Zoning**

The proposed site is currently zoned as a Resource Conservation District. It is categorized as a “A-1 Agricultural Rural” area which, according to Wicomico County zoning code, indicates the area must meet the following standards;

- This district is designed to protect agriculture from incompatible residential, commercial and industrial development.

- Where low-intensity residential development is allowed in the Agriculture-Rural District, density and design standards shall ensure natural resource protection and preservation of rural character.

- This district shall be characterized by a mix of agricultural activities, farms and farmland, forests, open spaces and low intensity residential development or small cluster developments with significant associated open spaces.

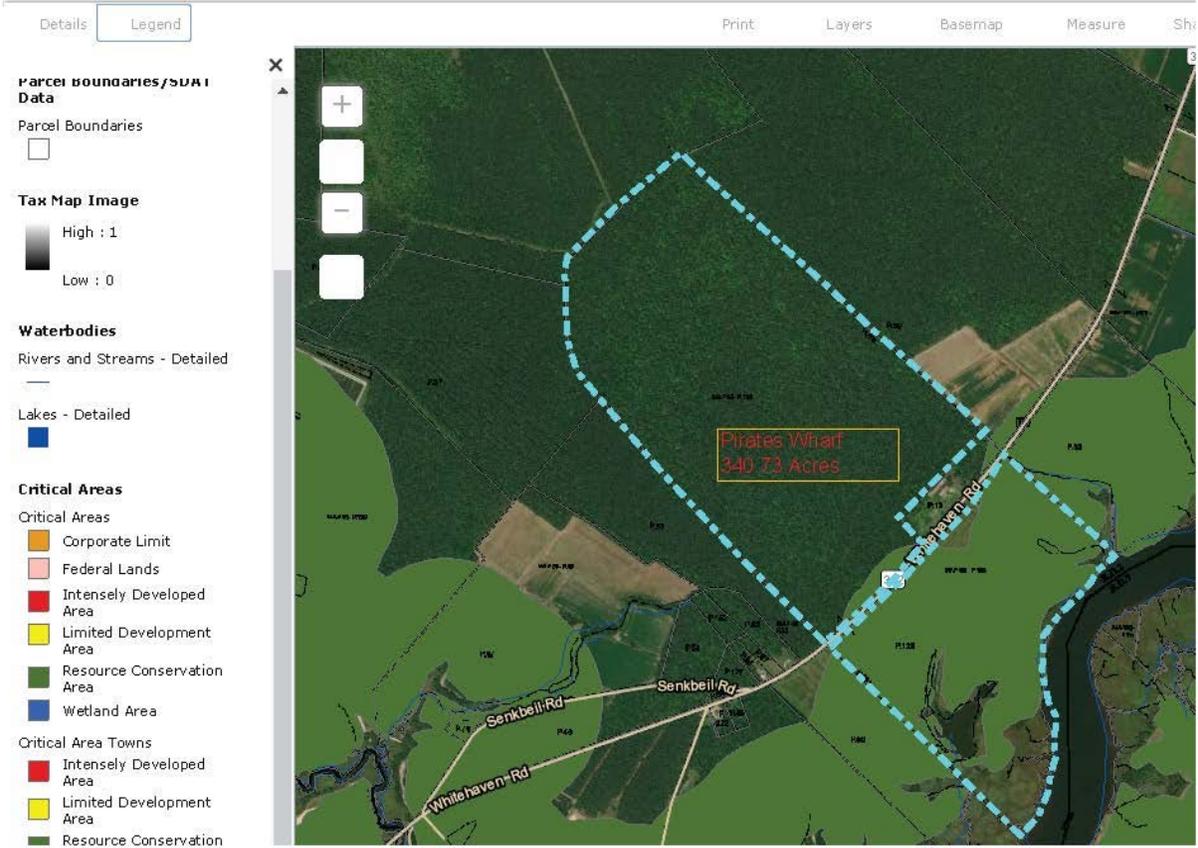
The project objectives correlate with these standards by aiming to provide only low-impact recreational activities and programming while maintaining the natural features of the property.

iii. Critical Area Regulations

7/1/2019

MERLIN online

MERLIN online



<https://www.arcgis.com/apps/OnePane/basicviewer/index.html?appid=dbb07c4978140ca992f5e1c2b05635d>

1/1

Figure 1: Critical Area Delineation by Merlin Online

As shown in Figure 1, within the site, there are critical areas designated as Resource Conservation Areas. Wicomico County design regulations for Resource Conservation Areas can be found in the Appendix L.

iv. Wetlands & Habitat

MERLIN online



Figure 2: Wetland Delineation by Merlin Online

Figure 2 (provided by Merlin Online) displays the Wetlands located on the proposed project site. Within the site, there are Palustrine and Estuarine wetlands within areas that will be developed as part of the proposed phases. However, there are no wetlands currently located on-site that involve Special State concern.

v. **Water Supply & Sewage Disposal**

The developed portions of this site surrounding the main event area will be served by individual, on-site water supply and sewage collection, treatment/disposal systems. The design elements of these systems will be coordinated with the Wicomico County Environmental Health Department.

vi. **Public Water Access – Wicomico River**

Providing public water access to the neighboring Wicomico River is one of the main objectives for the project. Within Phase One, the proposed Boat Launch Area will allow visitors to use the public one-lane boat ramp made for small vessels (up to 28' in length), equipped with a floating boarding pier. The Launch Area will also include a proposed Soft Launch Area for canoes and kayaks for guests looking to enjoy a paddle on the river. Outside of the Launch Area, a proposed observation deck and a proposed fishing pier provide the opportunity to take in the scenic environment of the waterfront. Future phases will include additional waterfront observational decks, as well as pedestrian path access to the Boat ramp and Soft Launch areas. However, due to heavy barge traffic in the river within the nearby federal channel, we do not anticipate large boats utilizing this facility.

vii. **Promoting Pedestrian Connections within Study Area**

The development of the park will connect visitors throughout the site using trails and roadways. Phase One includes a roadway that stems from Whitehaven Road and leads to public water access provided by the Boat Ramp and the Soft Launch Area. Additionally, the Trailhead Parking area will stem from Whitehaven Road, and will include an access point to the Woodland Area trails and an access point to the Farmland-Pond Section trails. The trails will provide pedestrian connections by tying together each portion of the site, as trails will branch from near Whitehaven Road to the shoreline.

b. **Concept Plan**

Wicomico County Site Plan Review Process

Concept Plan:

The applicant shall submit a concept plan checklist, concept plan, and review fee* to the Department of Public Works for review and comment. Once received, the Department of Public Works will schedule a meeting within two weeks to meet with the applicant to discuss the project. After the meeting, the applicant shall submit a memo of the meeting as to the details discussed, and what changes (if any) were made to the concept. Should a memo not be submitted, the applicant shall repeat the concept plan stage. The Wicomico County Department of Public Works reserves the right to request that an applicant repeat the concept plan stage if the project is not consistent with the checklist.

c. **Permitting and Associated Fees**

Non-Tidal Wetlands & Tidal Wetlands

Due to the Tidal and Non-Tidal Wetlands located on the proposed site, the project will require an application for a Maryland Department of the Environment's (MDE) Wetlands permit.

To obtain a **Non-Tidal Wetlands** Permit the following must be submitted to the Maryland Department of the Environment;

- The original completed version and Six (6) copies of the Joint Federal/State Application for the Alteration of Any Floodplain, Waterway, Tidal or Nontidal Wetland in Maryland
- Six (6) copies of the design plans, vicinity maps, or any other supporting documentation (Supporting documentation can be found on MDE website https://mde.maryland.gov/programs/water/WetlandsandWaterways/PermitsandApplications/Pages/nontidal_permits.aspx)

To obtain a **Tidal Wetlands** Permit the following must be completed and submitted to the Maryland Department of the Environment;

- Short Form
- Contiguous Property Owner and Appropriate Local Official Notification and Certification Form (Required for Pier Projects)
- Contiguous Property Owner Notification
- Appropriate Local Official Notification
- Alternative Signatures Form
- Design Plans including all MDE requirements (MDE requirements found on MDE website https://mde.maryland.gov/programs/Water/WetlandsandWaterways/Documents/TidalWetlands_Checklist.pdf)

The project is exempt from an Application Fee as it is proposed by the Wicomico County Department of Recreation, Parks and Tourism, a County agency.

Wicomico Soil Conservation District

The project will require approval from the Wicomico County Soil Conservation District. To obtain approval, sediment and erosion control plans must be submitted to the Wicomico Soil Conservation District Board of Supervisors for review. The associated plan review fees will not be applicable to this project, as it is proposed by the Wicomico County Department of Recreation, Parks and Tourism.

Maryland Notice of Intent

After submittal of the final erosion and sediment control plan to the Wicomico County Soil Conservation District, a Notice of Intent (NOI) can be submitted to the Maryland Department of the Environment. The NOI must include a vicinity map, workers compensation insurance information, and the associated submittal fee*.

*= Local and State government projects do not pay the fee. This project is proposed by the Wicomico County Department of Recreation, Parks and Tourism, and therefore will be exempt from the fee.

Wicomico County Health Department

For on-site Sewage Disposal/Water Supply, permitting from the Wicomico County Health Department must be obtained. A new construction project requires the submittal of a floor plan, a site plan, and the **\$810 permit package fee**.

Maryland State Highway Access Permit

The project will also require an Access Permit issued by the Maryland State Highway Association. To obtain the access permit, a full plan set (plan submittal requirements can be found at Maryland State website) must be submitted to the District 1 Engineer Dan Wilson (dwilson12@mdot.state.md.us). The plan submittal does not require any additional submittal fee.

d. Design Development:

Once the Concept Plan has been submitted and comments have been addressed, the applicant may submit a detailed set of preliminary construction plans and preliminary subdivision/site plan review fee. The following items must be submitted to commence the review of a subdivision, site plan, or waiver:

- Completed application signed by the developer, engineer, and surveyor
- Two (2) sets of site development plans (one set for waiver)
- Three (3) sets of the Traffic Control Plan (TCP)
- Five (5) sets of the preliminary subdivision plat
- One set of Stormwater Management Calculations
- Data information on compact disc (cd) consisting of the following: ¾ SWM computations (Hydrocad, Pond Pack, Etc.) ¾ Area computations for each drainage area (AutoCAD release 2006) ¾ Storm drain computations (Storm Sewers, Stormcad, Etc.)
- Completed preliminary site development checklist of applicable sections
- Preliminary Site Development review fee*

* The project is proposed by Wicomico County Department of Parks, Recreation and Tourism and therefore will be exempt from all associated review fees.

e. **Final Plan**

Wicomico County Site Plan Review Process

Final Site Development:

Once the Preliminary Site Development Plans have been approved, all related documents shall be submitted for signature and recordation as determined by the Department of Public Works (See section 4.0 Supplemental Information of the “Guidelines for Preparation of Improvements Construction Plans”). Should any of these documents not be submitted, final signature will be withheld from the construction plans.

- Two (2) sets of final construction plans with owner/ developer signature, engineer signature and seal, and other applicable signature (wetlands delineator, town engineer, etc.).
- Final review fee*

* The project is proposed by Wicomico County Department of Parks, Recreation and Tourism and therefore will be exempt from all associated review fees.

9. MASTER PLAN IMPLEMENTATION

Wicomico County Department of Recreation, Parks and Tourism plan to use the current available grant funding to construct the Phase One additions of the Master Plan. The Phase One additions will bring trails, a boat launch area, and event area, and other amenities to the site (as shown in the Phase One Master Plan in Appendix P) which will provide a significant starting point for the introduction of the park to County citizens. The additions of Future Phases (Appendix P) will be implemented when more funding opportunities become available.