

# McCRONE

- Engineering
- Environmental Sciences
- Construction Services
- Land Planning & Surveying

May 27, 2008

Debbie Renshaw, Zoning Administrator  
Town of St. Michaels  
300 Mill Street  
St. Michaels, MD 21663

**RE: MILES POINT III – 150  
SKETCH PLAN RE-SUBMITTAL RESPONDING TO THE CONDITIONS OF  
TND ZONE APPROVAL  
McCRONE, INC. PROJECT NO. D1040456**

Dear Ms Renshaw:

We are resubmitting the above-referenced project for review and approval. These revisions address issues raised in the “Decision on Miles Point III – 150 Project Application for TND Overlay Zone”, which was approved by the Commissioners of St. Michaels on June 4, 2008. In addition, on March 25, 2009 the Commissioners amended the Growth Allocation Decision to clarify that the project shall comply with the Town’s updated stormwater management (SWM) ordinance, in lieu of certain customized SWM conditions contained in the original allocation Decision, dated March 22, 2006. The Critical Area Commission approved the Town’s Growth Allocation Amendment in a letter dated April 9, 2009.

We are providing three copies of the following information unless otherwise noted:

1. Sketch Plan [Exhibit 4]
2. Site Statistics [Exhibit 6]
3. Design Code [Exhibit 16] including Landscape exhibits by Graham Landscape Architecture [Exhibit 17A -E]
4. Stormwater Management Concepts by Graham Landscape Architecture [Exhibits 13 & 14]
5. Streetscape Amenities Plan
6. Letter from Mike Watkins, dated May 18, 2009, with attached letter from Marina Koury, dated May 18, 2009.
7. Red-lined Sketch Plan showing nature of revisions (1 copy)
8. Red-lined Site Statistics showing nature of revisions (1 copy)
9. Red-lined Design Code showing nature of revisions (1 copy)
10. CD of above items

*Debbie Renshaw, Zoning Administrator  
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Items 1 through 4 consist of revised versions of exhibits that are already in the record for the previous public hearing process, and the exhibit numbers are shown in brackets. Item 5 is a new exhibit that addresses community amenities that were discussed in the Commissioners Decision. Items 6 – 9 are intended to clarify the nature of revisions that occurred on the enclosed documents.

We appreciate the opportunity to verbally describe the nature of the changes to the Sketch Plan in our meeting scheduled for Wednesday May, 27, 2009.

If you should have questions or need additional information, please call me at (410) 758-2237.

Sincerely,

McCRONE, INC.

A handwritten signature in blue ink, appearing to read "Steve Layden".

Steve Layden, P.E.  
Project Manager

pc: Thaddeus Pecorak, TND Development, Inc.

Enclosures

sel