

TC 89-05  
SUB

Duvall, Donald  
L990

MSA-S-1829-5293

Comments 3/18/85  
Comments 5/14/85



Robert L. Ehrlich, Jr.  
*Governor*

Michael S. Steele  
*Lt. Governor*



Martin G. Madden  
*Chairman*

Ren Serey  
*Executive Director*

**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/](http://www.dnr.state.md.us/criticalarea/)

May 9, 2006

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

Re: L983 Harleigh

Dear Ms. Verdery:

Thank you for providing information on the above referenced lot line revision. The applicant is proposing to revise the lot lines on two existing parcels of record. The properties are designated as Resource Conservation Areas (RCA) and both are currently developed with single family dwellings and multiple accessory structures.

Based on the information provided, it appears that no new development is proposed in conjunction with the lot line revision. As a result, we generally have no concerns regarding the applicant's proposal. However, we note that the impervious surface area calculations for revised Tax Parcel 70 appear incorrect. Specifically, the 15% impervious surface area limit should be 493,454 square feet, with a remaining impervious surface area of 467,722 square feet.

Thank you for the opportunity to provide comments on this minor lot line revision. If you have any questions, please contact me at 410-260-3482.

Sincerely,

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

Kerrie L. Gallo  
Natural Resource Planner  
TC827-04

Robert L. Ehrlich, Jr.  
Governor

Michael S. Steele  
Lt. Governor



Martin G. Madden  
Chairman

Ren Serey  
Executive Director

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/](http://www.dnr.state.md.us/criticalarea/)

March 8, 2005

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

Re: L990 Duvall  
Tax Map 41, Parcel 257

Dear Ms. Verdery:

Thank you for providing information on the above referenced lot line revision. The applicant is requesting a line revision to change the existing lot lines on Parcels 256 and 257. Parcel 257 is located within a designated Limited Development Area (LDA) and is currently developed with a single-family dwelling. Parcel 256 is located within a designated Resource Conservation Area (RCA) and is also developed with a single-family dwelling.

Based on the information provided, we have the following comments regarding the lot line revision.

- 1) While the applicant indicates that the zoning on these parcels is LDA, MERLIN and the Talbot County Critical Area maps indicate that Parcel 256 is actually designated as RCA. While this does not affect the feasibility of a lot line revision, it does affect the development rights summary as currently indicated. After the revision, a portion of the revised Lot "H" will lie within the RCA. As the total lot size of revised Lot H is 9.71 acres, there are no remaining development rights. Similarly, the existing Lot "G" is not currently permitted 4 remaining development rights, as the existing acreage is 8.71 acres, with its one permitted development right in use. Please make changes to the development rights summary as necessary.

Mary Kay Verdery  
L990 Duvall  
March 8, 2005

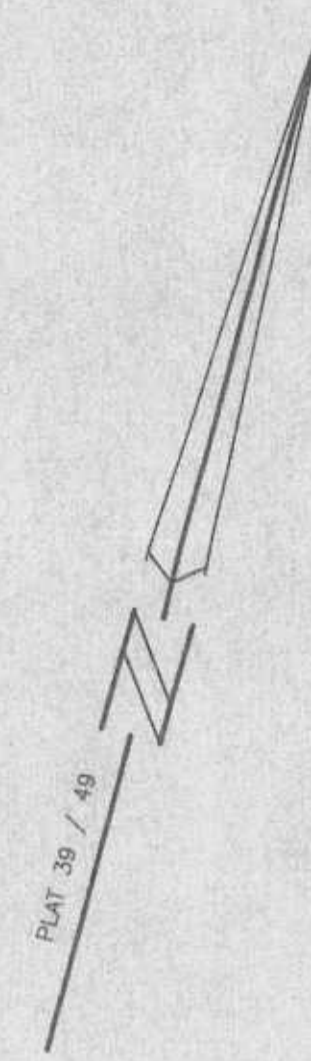
- 2) MERLIN indicates that there is a tidal wetland on the property directly to the north of Parcel 257 whose corresponding Buffer falls onto the boundary of Parcel 257 (Lot H). Please have this Buffer area added to the site plan along with a note describing the standard Buffer restrictions.
- 3) Please add the word, **remaining**, to each area labeled as "F" under the impervious surface area calculations shown for the property so that the plat reads, "total allowable impervious surface remaining".
- 4) Please advise the applicant that the property lies within a designated sensitive species review area. An evaluation of the property by DNR's Wildlife and Heritage review division for the presence of any rare, threatened, or endangered species may be required prior to any future development.

Thank you for the opportunity to provide comments for this line revision request. Please call me with any questions at (410) 260-3482.

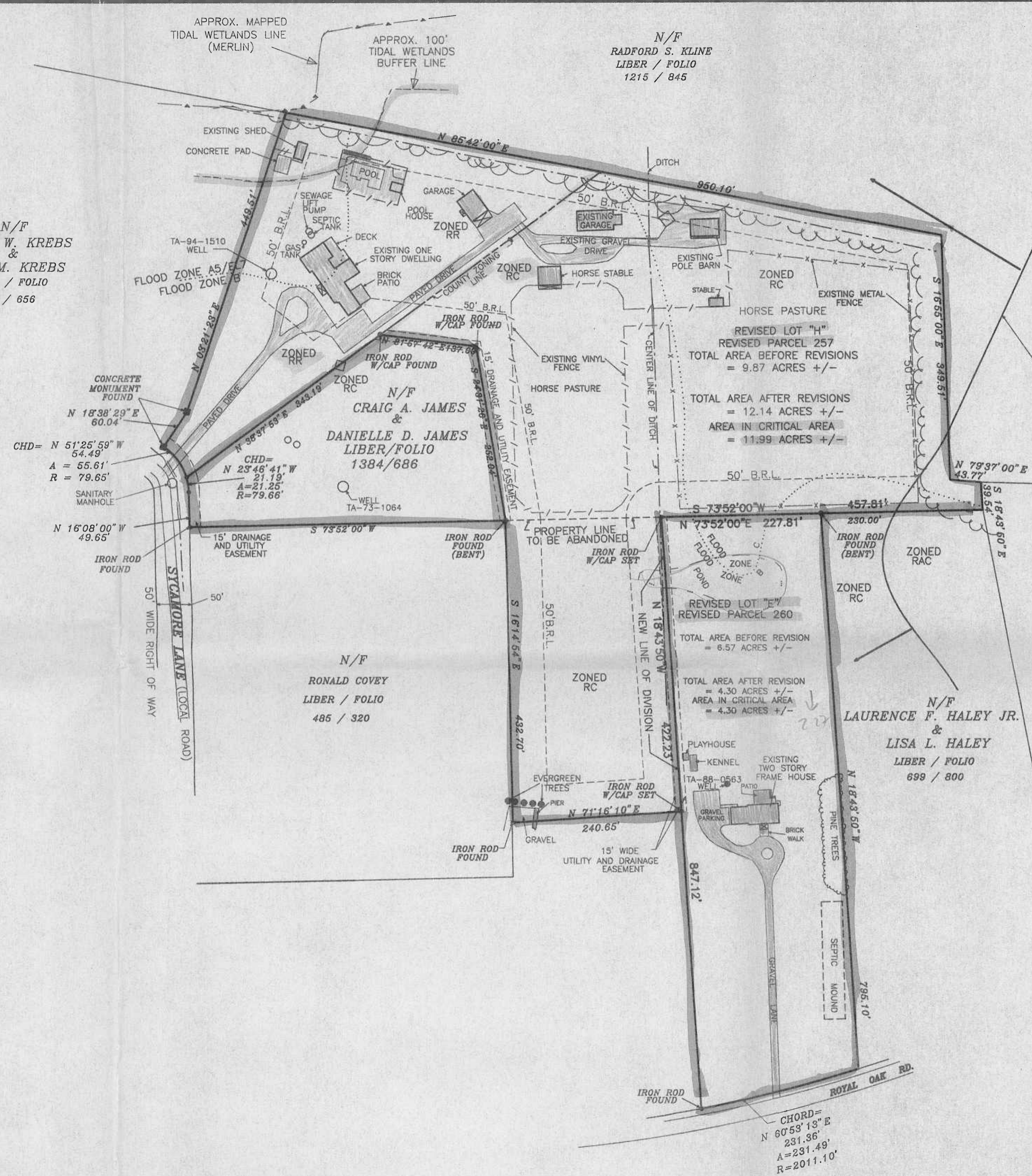
Sincerely,



Kerrie L. Gallo  
Natural Resource Planner  
TC89-05



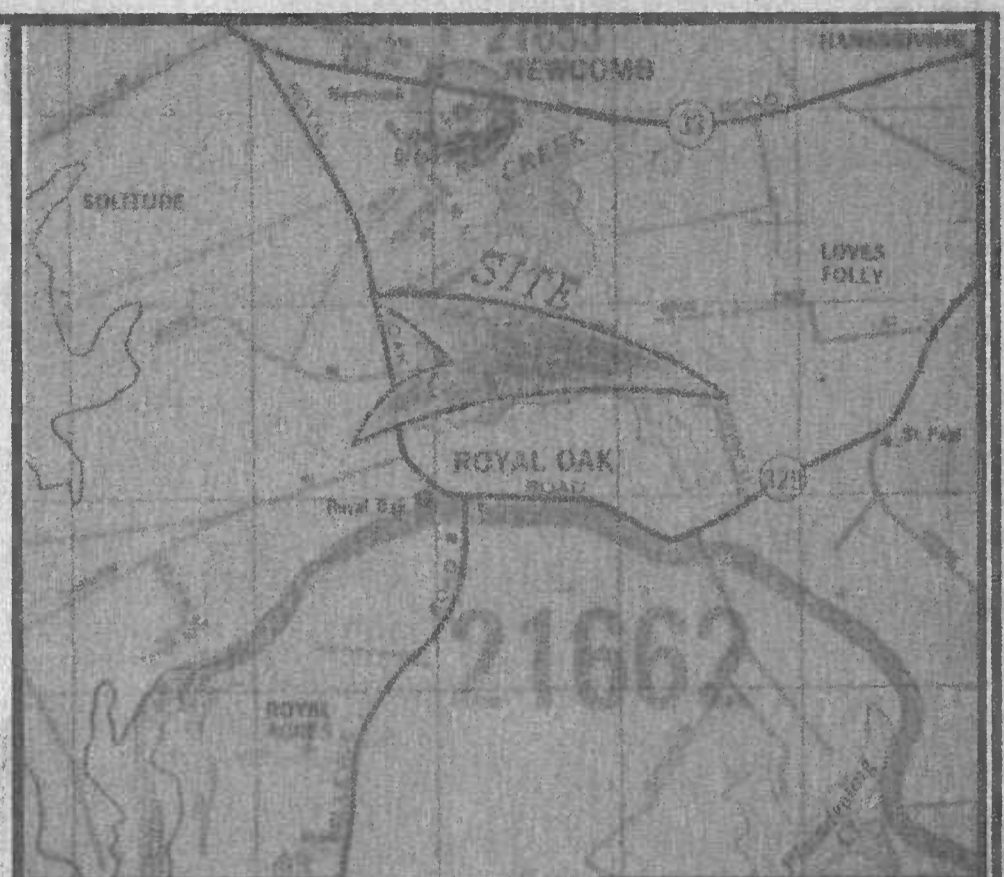
N/F  
DAVID W. KREBS  
&  
LOIS M. KREBS  
LIBER / FOLIO  
597 / 656



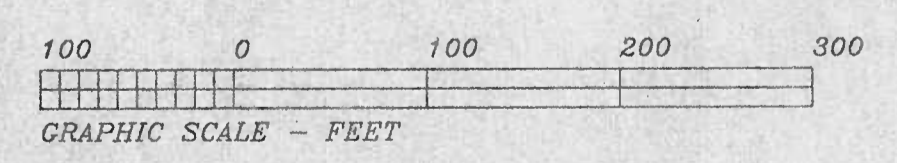
N/F  
LAURENCE F. HALEY  
&  
LYNDA F. HALEY  
LIBER / FOLIO  
519 / 216

N/F  
RONALD COVEY  
LIBER / FOLIO  
485 / 320

N/F  
LAURENCE F. HALEY JR.  
&  
LISA L. HALEY  
LIBER / FOLIO  
699 / 800



VICINITY MAP  
SCALE: 1" = 2,000'  
COPYRIGHT ADC, THE MAP PEOPLE  
PERMITTED USE NO. 20396402



SHEET 1 OF 2

**SURVEYOR'S CERTIFICATE:**  
I CERTIFY TO DONALD ALFRED DUVALL & TERESA LYNN DUVALL AND CAROLYN N. DUVALL THAT THIS PLAT REPRESENTS NOTES OF A PRECISE FIELD SURVEY COMPLETED ON 1/4/2006, WITHOUT REVIEW OF AN ABSTRACT OF TITLE, IS SUBJECT TO ALL NOTES HEREON, AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. ALL MONUMENTS ARE IN PLACE AS REQUIRED BY SECTION 168-27 OF THE TALBOT COUNTY CODE. THIS PLAT WAS PREPARED UNDER THE DIRECT SUPERVISION OF A LICENSED SURVEYOR.  
*William C. Craig*  
WILLIAM C. CRAIG  
DATE: 2/9/06

**RECEIVED**  
MAY 4 2006  
CRITICAL AREA COMMISSION  
Chesapeake & Atlantic Coastal Bays



**REVISED PLAT**  
LAND OF  
**DONALD ALFRED DUVALL & TERESA LYNN DUVALL**  
AND  
**CAROLYN N. DUVALL**  
TAX MAP 41, GRID 2, PARCELS 257 & 260  
SECOND ELECTION DISTRICT TALBOT COUNTY, MARYLAND

**WILLIAM C. CRAIG & COMPANY, LLC**  
**LAND SURVEYORS**  
300 Academy Street, Suite 202  
Cambridge, Maryland  
410-228-2295 FAX 410-228-3238

DATE: 1/17/2006  
SCALE: 1" = 100'  
41/2/257  
COMPUTER FILE: COORD: DUVLR2 SCREEN: DUVLR2  
DRAWN BY: TEM

**TALBOT COUNTY HEALTH DEPARTMENT**

REVISED TAX PARCEL 260 (REVISED LOT "E") AND REVISED TAX PARCEL 257 (REVISED LOT "H"), ARE APPROVED FOR COMMUNITY SEWER AND INDIVIDUAL WATER SUPPLY AND THEIR USE IS IN ACCORDANCE WITH THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN AND MARYLAND DEPARTMENT OF ENVIRONMENT REGULATION 26.04.03. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE THE USE OF THE INDIVIDUAL WATER SUPPLY WHEN COMMUNITY WATER BECOMES AVAILABLE.

HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

PRIOR TO CONSTRUCTION OF IMPROVEMENTS, THE OWNER SHALL CONTACT THE TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS, SANITARY DISTRICT FOR SANITARY SEWER CONNECTION DETAILS AND APPLICABLE FEES.

OWNERS SIGNATURE DONALD ALFRED DUVALL DATE \_\_\_\_\_

OWNERS SIGNATURE TERESA LYNN DUVALL DATE \_\_\_\_\_

OWNERS SIGNATURE CAROLYN N. DUVALL DATE \_\_\_\_\_

**REVISED PARCEL 257  
LOT "H" AFTER REVISION**

**EXISTING IMPERVIOUS SURFACE**

A. TOTAL LAND AREA ENTIRELY WITHIN CRITICAL AREAS	522,284 SQ.FT.
B. 15% IMPERVIOUS ALLOTMENT OF 522,284.	78,343 SQ.FT.
C. EXISTING ROADS	21,917 SQ.FT.
D. EXISTING IMPERVIOUS AREAS/STRUCTURES	3,767 SQ.FT.
(1) DWELLINGS	5,171 SQ.FT.
(2) POOL/PATIO/TERRACE	6,346 SQ.FT.
(3) ACCESSORY STRUCTURE	
E. TOTAL EXISTING IMPERVIOUS SURFACE (TOTAL OF C & D)	37,201 SQ.FT.
F. REMAINING IMPERVIOUS COVERAGE ALLOWED (TOTAL OF B - E)	41,142 SQ.FT.

NOTE: ORIGINAL LOT "H", PARCEL 257, TOTAL LAND AREA = 9.87 ACRES +/-.  
REVISED LOT "H", REVISED PARCEL 257, TOTAL LOT AREA = 12.14 ACRES OR 528,818 SQ.FT. +/-.

**TALBOT COUNTY PLANNING AND ZONING**

THIS PLAT REPRESENTS A REVISION OF LOT LINE AND DOES NOT CONSTITUTE ANY NEW BUILDABLE LOTS UNDER THE TALBOT COUNTY ZONING ORDINANCE.

COUNTY PLANNING OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER'S CERTIFICATION**

WE, DONALD ALFRED DUVALL AND TERESA LYNN DUVALL, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION.

DONALD ALFRED DUVALL DATE \_\_\_\_\_

TERESA LYNN DUVALL DATE \_\_\_\_\_

DONALD ALFRED DUVALL AND TERESA LYNN DUVALL HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

I, CAROLYN N. DUVALL, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION.

CAROLYN N. DUVALL DATE \_\_\_\_\_

CAROLYN N. DUVALL HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

NOTARY REPUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**REVISED PARCEL 260  
LOT "E" AFTER REVISION**

**EXISTING IMPERVIOUS SURFACE**

A. TOTAL LAND AREA	187,308 SQ.FT.
B. 15% IMPERVIOUS ALLOTMENT	28,096 SQ.FT.
C. EXISTING ROADS	8,307 SQ.FT.
D. EXISTING IMPERVIOUS AREAS/STRUCTURES	1,807 SQ.FT.
(1) DWELLINGS	988 SQ.FT.
(2) POOL/PATIO/TERRACE	305 SQ.FT.
(3) ACCESSORY STRUCTURE	
E. TOTAL EXISTING IMPERVIOUS SURFACE (TOTAL OF C & D)	11,405 SQ.FT.
F. REMAINING IMPERVIOUS COVERAGE ALLOWED (TOTAL OF B - E)	16,691 SQ.FT.

NOTE: ORIGINAL LOT "E", PARCEL 260, TOTAL LAND AREA = 6.57 ACRES +/-.

**REGULATORY AGENCY NOTES:**

QUESTIONS SHOULD BE DIRECTED TO: TALBOT COUNTY PLANNING AND ZONING, (420)-770-8030.

**PARCEL 257**

1) OWNERS: DONALD ALFRED DUVALL AND TERESA LYNN DUVALL  
7105 SYCAMORE LANE  
EASTON, MARYLAND 21601  
410-822-8150

**PARCEL 260**

CAROLYN N. DUVALL  
26310 ROYAL OAK RD.  
EASTON, MARYLAND 21601-7954  
410-819-8240

THE PRESENT OWNERS OF THE LAND OF WHICH THIS SUBDIVISION IS COMPRISED ARE DONALD ALFRED DUVALL AND TERESA LYNN DUVALL, AND CAROLYN N. DUVALL. THIS SUBDIVISION IS RECORDED AT THEIR REQUEST.

2) PROPERTY LOCATED ON TAX MAP 41, PARCELS 257 AND 260.

3) REFERENCES:

DEED	LIBER / FOLIO
DEED	669 / 196
PLAT	815 / 872
	39 / 49

4) ZONING: RR, RC, RAC.

5) MINIMUM LOT SIZE 1 ACRE

6) BUILDING SETBACKS:

	LOT "E" PARCEL 260 2 ACRES OR GREATER	LOT "H" PARCEL 257 LARGER THAN 2 ACRES
ELECTRIC BOX		
FRONT:	50'	50'
SIDE:	50'	50'
BACK:	50'	50'

7) THIS DEVELOPMENT MAY CONTAIN JURISDICTIONAL NONTIDAL WETLANDS, WHICH HAVE BEEN OFFICIALLY DELINEATED BY THE U.S. ARMY CORPS OF ENGINEERS. THE IDENTIFICATION AND/OR DELINEATION OF JURISDICTIONAL NONTIDAL WETLANDS AS SHOWN ON THIS APPLICATION ARE BASED UPON THE FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS. AS THE APPLICANT OF THIS DEVELOPMENT PROJECT, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL NONTIDAL WETLAND DELINEATIONS AND REGULATIONS FOR LANDS IN THE CRITICAL AREA RESTS WITH THE U.S. ARMY CORPS OF ENGINEERS. I ALSO UNDERSTAND THAT COUNTY APPROVAL OF THIS DEVELOPMENT PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING PERMITS AND APPROVALS, WHICH MAY BE REQUIRED BY THE U.S. ARMY CORPS OF ENGINEERS.

8) THIS DEVELOPMENT MAY CONTAIN THREATENED OR ENDANGERED SPECIES UNDER THE ENDANGERED SPECIES ACT AS AMENDED. THE UNITED STATES DEPARTMENT OF INTERIOR, FISH AND WILDLIFE SERVICE ADMINISTERS REGULATION DESIGNED TO PROTECT THESE THREATENED AND ENDANGERED SPECIES AND THEIR HABITATS. AS THE APPLICANT FOR THIS DEVELOPMENT PROJECT, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL DETERMINATIONS CONCERNING THE EFFECT OF THE DEVELOPMENT ON THESE SPECIES AND THEIR HABITAT RESTS WITH THE UNITED STATES DEPARTMENT OF INTERIOR, FISH AND WILDLIFE SERVICE. I ALSO UNDERSTAND THAT COUNTY APPROVAL OF THIS PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING ALL PERMITS AND APPROVALS, WHICH MAY BE REQUIRED BY THE UNITED STATES DEPARTMENT OF INTERIOR, FISH AND WILDLIFE SERVICE. I ALSO UNDERSTAND THAT THIS PROPERTY LIES WITHIN A DESIGNATED SENSITIVE SPECIES REVIEW AREA. AN EVALUATION OF THE PROPERTY BY DWR'S WILDLIFE AND HERITAGE REVIEW DIVISION FOR THE PRESENCE OF ANY RARE, THREATENED, OR ENDANGERED SPECIES MAY BE REQUIRED PRIOR TO ANY FUTURE DEVELOPMENT.

9) ANY LAND CLEARING, GRADING OR OTHER EARTH DISTURBANCE WITHIN THE UNINCORPORATED AREAS OF TALBOT COUNTY SHALL REQUIRE AN EROSION AND SEDIMENT CONTROL PLAN, APPROVED BY THE TALBOT SOIL CONSERVATION DISTRICT IN ACCORDANCE WITH THE TALBOT COUNTY SOIL EROSION CONTROL AND SEDIMENT CONTROL ORDINANCE AND THE STATE OF MARYLAND EROSION AND SEDIMENT CONTROL LAW, COMAR 4-103 & 26.09.01.05.

10) CUTTING AND CLEARING OF TREES WITHIN TALBOT COUNTY IS SUBJECT TO REVIEW BY THE TALBOT COUNTY PLANNING AND ZONING OFFICE. PLEASE CONTACT THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING AT (410)-770-8030 FOR FURTHER INFORMATION.

11) THIS PROPERTY SHOWN HEREON IS LOCATED PARTIALLY WITHIN THE CHEESAPEAKE CRITICAL AREA.

12) THESE LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE "2000 MARYLAND STORMWATER DESIGN MANUAL", AND THE TALBOT COUNTY STORMWATER MANAGEMENT CODE.

13) THE PROPERTY SHOWN HEREON IS IN FLOOD ZONE "A5/EL7", "B", AND "C" AND IS LOCATED WITHIN THE COASTAL FLOOD PLAN AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR TALBOT COUNTY, MARYLAND. THEREFORE, MANDATORY FLOOD INSURANCE IS REQUIRED IN ACCORDANCE WITH THE PROVISIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C. SE COMMUNITY PANEL NO. 240066 0031 A DATED MAY 15, 1985.

A - 100 YEAR FLOOD ZONE

B - 500 YEAR FLOOD ZONE

C - AREA OF MINIMAL FLOODING

THE FLOOD ZONE "A" PORTION OF THE PROPERTY SHOWN HEREON WOULD HAVE A ONE-PERCENT CHANCE OF OCCURRENCE OF BEING INUNDATED BY A FLOOD IN ANY GIVEN YEAR. THEREFORE, ANY NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT ON THE PROPERTY IS SUBJECT TO FEDERAL, STATE AND LOCAL REGULATIONS.

14) UTILITY AND DRAINAGE RIGHT-OF-WAY EASEMENT SHALL BE PROVIDED IN AND OVER STRIPS OF LAND FIFTEEN FEET IN WIDTH LONG THOSE BOUNDARY LINES CONTIGUOUS TO ANY ROAD AND FIFTEEN FEET IN WIDTH (7.5 FEET ON EITHER SIDE) CENTERED ON ALL NEW LINES OF DIVISION AS SHOWN HEREON.

15) BY ACCEPTANCE OF THE DEED TO THIS PROPERTY, EACH LOT OWNER OR THEIR SUCCESSORS OR ASSIGNS, HEREBY ACKNOWLEDGE THAT THEY ARE AWARE THAT THE PROPERTY BORDERS ON THE PROPERTY UNDER AGRICULTURAL USE AND THAT THE NORMAL FARMING OPERATIONS ON SUCH AGRICULTURAL LAND USE MAY CAUSE SOME INTERFERENCE WITH THE USE AND ENJOYMENT OF THE PROPERTY, SUCH AS ODOR, DUST, NOISE, AND DRIFT PESTICIDES OR CHEMICALS. THE LOT OWNER ACCEPTS THE LIMITATIONS ON USE AND ENJOYMENT AFFECTING THE PROPERTY.

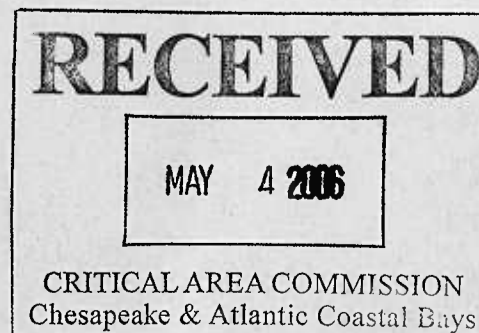
16) DEVELOPMENT RIGHTS:

	REVISED LOT "H", REVISED PARCEL 257	REVISED LOT "E", REVISED PARCEL 260
DEVELOPMENT RIGHTS EXISTING	ONE	ONE
DEVELOPMENT RIGHTS UTILIZED	ONE	ONE
DEVELOPMENT RIGHTS REMAINING	ZERO	ZERO

17) DWELLINGS ON BOTH REVISED TAX PARCELS 260 AND 257 ARE SERVED WITH PUBLIC SEWER AND INDIVIDUAL WATER SUPPLIES.

18) THE TIDAL WETLAND LINES SHOWN ON THIS PLAN ON LOT "H", PARCEL 257, AND THE ASSOCIATED 100' BUFFER ARE TAKEN FROM INFORMATION PROVIDED BY THE CRITICAL AREAS COMMISSION AND THE MERLIN DATA BASE.

SHEET 2 OF 2



**REVISED PLAT**  
LAND OF  
**DONALD ALFRED DUVALL & TERESA LYNN DUVALL**  
AND  
**CAROLYN N. DUVALL**  
TAX MAP 41, GRID 2, PARCEL 257 & 260  
SECOND ELECTION DISTRICT  
TALBOT COUNTY, MARYLAND

**WILLIAM C. CRAIG & COMPANY, LLC**  
**LAND SURVEYORS**  
300 Academy Street, Suite 202  
Cambridge, Maryland  
410-228-2295 FAX 410-228-3238

DATE:	1/17/2006
SCALE:	NO SCALE
JOB NO:	41/2/257
COMPUTER FILE:	DUVALLLR
COORD:	DUVALLLR
SCREEN:	DUVALLL3
DRAWN BY:	TEM