

TC 769-05 Nave, Julian  
SUB 1002

MSA-5-1829-5345

Comments  
Comments

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/)

December 6, 2005

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

Re: S1002 Nave

Dear Ms. Verdery:

Thank you for providing information on the above referenced minor subdivision. The applicant is proposing to create a one lot agricultural subdivision, partially within the Critical Area. On the newly created lot, 1.087 acres will lie within the Critical Area, while revised Parcel 7 will contain 111 acres within the Critical Area. The Critical Area portion of the property is designated a Resource Conservation Area (RCA) and is currently undeveloped.

We note that the Department of Natural Resources (DNR) has identified the site as containing potential Delmarva Fox Squirrel (DFS) habitat, as well as containing Forest Interior Dwelling Bird (FIDS) habitat. Should future development be proposed within the Critical Area portion of either parcel of the proposed subdivision, a habitat protection plan will be required addressing the recommendations for protection of the species identified by DNR.

Thank you for the opportunity to provide comments for this minor subdivision request. Please contact me at (410) 260-3482 if you have any questions.

Sincerely,

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

Kerrie L. Gallo  
Natural Resource Planner  
TC 769-05

Robert L. Ehrlich, Jr.  
*Governor*

Michael S. Steele  
*Lt. Governor*



Martin G. Madden  
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May 4, 2006

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

Re: S1002 Nave-Revised

Dear Ms. Verdery:

Thank you for providing information on the above referenced minor subdivision. The applicant is proposing to create a one lot agricultural subdivision, partially within the Critical Area. On the newly created lot, 1.087 acres will lie within the Critical Area, while revised Parcel 7 will contain approximately 119 acres within the Critical Area. The Critical Area portion of the property is designated a Resource Conservation Area (RCA). Revised Tax Parcel 7 is currently developed with a primary dwelling and multiple out buildings, while proposed agriculture Parcel 1 is undeveloped.

It is my understanding that the purpose of the proposed subdivision is to create one, 52.541 acre agricultural parcel, and that no additional building lots are proposed at this time. While we generally have no significant concerns regarding the subdivision as proposed, we note that the impervious surface area calculations for revised Tax Parcel 7 appear incorrect. The area of State-owned wetlands must be subtracted from the Critical Area acreage and cannot be included within property totals for the purpose of calculating impervious surface area limits. In addition, should future development of revised Tax Parcel 7 be proposed, more detailed information regarding the nature of the out buildings will be required prior to verification of remaining Critical Area development rights.

Thank you for the opportunity to provide comments for this minor subdivision request. Please contact me at (410) 260-3482 if you have any questions.

Sincerely,

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

Kerrie L. Gallo  
Natural Resource Planner  
TC 769-05

TTY for the Deaf  
Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450



# TALBOT COUNTY OFFICE OF PLANNING & ZONING

COURT HOUSE

11 N. WASHINGTON STREET  
EASTON, MARYLAND 21601

PHONE: 410-770-8030

FAX: 410-770-8043  
TTY: 410-822-8735

## TECHNICAL ADVISORY COMMITTEE NOTICE TO PROCEED

Date: December 19, 2005  
 Applicant: Mr. and Mrs. Julian Nave  
 Agent: Lane Engineering, Inc.  
 Project: Single Lot Subdivision  
 TAC review date: December 14, 2005

*REVISED*

Your application has been reviewed by the Technical Advisory Committee during their regularly scheduled meeting. The Technical Advisory Committee consists of representatives from the following agencies:

- Office of Planning & Zoning
- Department of Public Works
- Office of Environmental Health
- Soil Conservation District
- Environmental Planner
- DNR - Regional Forester
- Permits and Inspection
- State Highway Administration
- Critical Area Commission
- Local Fire Department
- Incorporated Municipality
- Utility Company
- Other \_\_\_\_\_

*Calculated  
3/20/06*

Attached, as indicated above, are comments from reviewing agencies related to your project. Should you have any questions, please contact the appropriate department for clarification. Upon addressing all noted comments, submit **ten (10) copies** of the revised plat, application, and letter addressing each comment, for placement on the next available Technical Advisory Committee agenda.

If you have any further questions, please contact our office at (410) 770-8030.



MARY KAY VERDERY  
ASSISTANT PLANNING OFFICER

PHONE NUMBER 410-770-8030  
FAX NUMBER 410-770-8043

**TALBOT COUNTY OFFICE OF PLANNING AND ZONING**  
11 NORTH WASHINGTON STREET, EASTON, MD 21601

**TECHNICAL ADVISORY COMMITTEE REVIEW**

APPLICANT NAME: **JULIAN & DOROTHY NAVE**

ADDRESS: 3541 Bambury Road, Trappe, MD 21673

PROJECT NAME: Agricultural Subdivision for the lands of Julian H. Nave & Dorothy B. Nave

LOCATION: Jamaica Point Road, Trappe

TAX MAP: 59      GRID: 11      PARCEL: 7      LOT:

REQUEST: Agricultural Subdivision – Single Lot

ZONING: RC-Rural Conservation/RAC-Rural Agricultural Conservation

TAC REVIEW DATE: December 14, 2005

**COMMENTS:**

1. Resource maps indicate the presence of several perennial streams on the subject parcel. These features shall be delineated with appropriate buffers.
2. The building restriction note shall be amended to include the perennial stream building restriction buffer.
3. The note "Property line runs with Raccoon Creek" shall be expanded to state if this is along the center line or edge of creek.
4. The zoning classification abbreviations shall be spelled out.
5. The building restriction lines shall be removed from within the critical area portion of Agricultural Parcel 1 and this area shall be restricted on the plat from development. The impervious calculations shall be amended to note that this area is restricted.
6. The Declaration of Intent note shall be updated to the current wording which states the date of expiration and revised to state "intrafamily" versus "agricultural" DOI.
7. The period after the words "zoning district" in the last sentence of the Planning Officer signature block wording shall be removed. The Ordinance Section noted in the sentence and spelling of the word "ordinance" is also incorrect.
8. A signature block should be provided for the County Engineer for the creation of this new parcel.
9. The acreage after subdivision for Revised Tax Parcel 7 is incorrect. This incorrect number appears in several locations on the plat and on sheets 1 & 2.

Julian & Dorothy Nave  
Map 59, Parcel 7  
Agricultural Parcel – Single lot subdivision  
TAC December 14, 2005

10. Access culverts and farm roads which exist on site shall be delineated on the plat.
11. Add the words “as shown hereon” to the end of the drainage & utility note.
12. The acreage of state owned wetlands in the tidal wetland chart is not consistent with the acreage noted in the Critical Area Development Rights Calculations note. The location of wetlands shall be delineated within the plan view.
13. The non-critical area development rights shall be revised to allocate one right to Revised Tax Parcel 7 and one to Agricultural Parcel 1. The remaining development rights shall also be amended.
14. An environmental assessment and heritage letter shall be submitted prior to preliminary plat submittal.
15. The note provided below the “Agricultural Parcel 1” label in the plan view shall be removed as it does not apply to this project. The standard plat note for the creation of agricultural parcels shall replace this note.
16. A metes & bounds description shall be provided to the Office of Planning & Zoning in order to prepare a Reservation of Development Rights Agreement for Agricultural Parcel 1.
17. The deed provided with this project notes several parcels of land. The applicant shall ensure the accuracy of the land configuration and development rights calculation as shown on the plat.
18. The ownership of tidal wetlands under classification number 44 shall be noted in the tidal wetland chart.
19. The line style noted in the legend for “farm roads” is inconsistent with the pattern provided in the plan view.
20. The line style noted for “building restriction lines” shall be revised to show the full extent of the pattern.
21. The line style utilized for “streams” in the legend is inconsistent with the pattern provided in the plan view. This label shall be expanded to state “stream limit” as they define the edges of the stream.



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## MEMORANDUM

**TO:** Mary Kay Verdery, Planning & Zoning

**FROM:** Mike Mertaugh, Public Works *MM*

**DATE:** December 14, 2005

**SUBJECT:** "Agricultural Subdivision for the Lands of  
Julian H. Nave & Dorothy B. Nave"  
Tax Map 59, Grid 11, Parcel 7  
Jamaica Road (public - County)  
Lane Engineering

**RE:** Technical Advisory Committee  
Plat Review

We have reviewed the referenced plat and offer the following comments:

1. ~~Jamaica Point Road has a wide and deep roadside ditch~~ along the frontage of subject lands. The limits of this ditch, overhead utilities and edge of existing pavement should be represented on the plat. An expanded width drainage and utility easement may be necessary for this facility.
2. An existing drainage way follows the northern boundary of subject lands. This feature should be represented on the plat. Also, a crossing, over this drainage way was under construction during our site inspection. This improvement should be represented on the plat.
3. The "existing ditch" along the new line of division is represented as a perennial stream on USGS mapping. This information should be provided on the plat.
4. Some of the forested areas shown on the plat were observed as cut over woods during our site inspection. These existing conditions should be reflected on the plat.
5. The plat should represent the existing gravel/dirt lane on proposed Agricultural Parcel 1.
6. Based upon USGS mapping, it appears that a perennial stream exists on Revised Parcel 7 from Raccoon Creek to near the structures on this land. This natural feature should be represented on the plat.

If there are any questions or if additional information is needed concerning these comments please give me a call at x8170.



**TALBOT COUNTY HEALTH DEPARTMENT  
OFFICE OF ENVIRONMENTAL HEALTH**

100 SOUTH HANSON STREET  
EASTON, MARYLAND 21601  
PHONE 410-819-5660

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## MEMORANDUM

**TO:** Mary Kay Verdery  
Assistant Planning Officer

**FROM:** Anne Morse, R.S. *AM*  
Director of Environmental Health

**DATE:** December 12, 2005

**SUBJECT:** "Nave Agricultural Subdivision"  
Tax Map 59, Grid 11, Parcel 7

**RE:** "December" TAC Review

This office has completed its review of the above referenced project and offers the following comments:

1. The Health Officer signature block wording must be changed as follows:  
The land shown hereon as Agricultural Parcel 1 has been created for agricultural purposes only pursuant to the Talbot County Code, Section 168-29 and COMAR 26.04.03. Agricultural Parcel 1 is not approved for water and sewer systems and will not be approved until all applicable state and local laws and regulations have been met.
2. Revised Tax Parcel 7 has an existing dwelling on it and therefore will need to establish a Sewage Disposal Area prior to plat approval. The location of the existing well and septic system will need to be shown on the plat. The well must be labeled as TA-81-0769. Once an SDA has been approved, the signature block wording on the plat will be required to be revised to address the approval of revised tax parcel 7.

If there are any questions or if additional information is needed concerning these comments please give me a call at 410-770-6880.





**\*MEMORANDUM\***

**DATE:** December 14, 2005

**TO:** Julian and Dorothy Nave  
Lane Engineering  
Subdivision File

**FROM:** Elisa Deflaux, Environmental Planner  
Talbot County Planning and Zoning  
410-770-8034, edeflaux@talbgov.org

**SUBJECT:** Map 59, Parcel 7

\* \* \* \* \*

**Forest Conservation:**

- ◆ The Forest Conservation Declaration of Intent for an intrafamily transfer has been submitted to the Planning Office and will be signed at the time of subdivision approval. The DOI number is 05-933. This number shall be referenced on the plat with a blank for the approval date.



**Talbot Soil Conservation District**

215 Bay Street - Easton, MD 21601-2733 - Phone (410) 822-1577, Ext. 3, (410) 822-1583, Ext. 3 - Fax (410) 820-8919


December 14, 2005

George Kinney  
Mary Kay Verdery  
Talbot County Planning & Zoning  
Courthouse  
11 N. Washington Street  
Easton, MD 21601



Re: Julian and Dorothy Nave  
Minor Subdivision Review  
Agricultural subdivision of a larger farm parcel

Dear George and Mary Kay:

Please accept the following as Talbot Soil Conservation District's (SCD) review comments for inclusion as part of the Talbot County Technical Advisory Committee review:

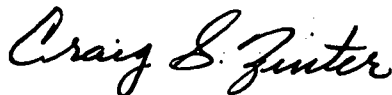
-  1.) Minor Lot Line Revisions with no further development or construction disturbance do not require any further review or approval from the Talbot SCD.

As always, any resulting lot that proposes any land clearing, grading, or other earth disturbance within the unincorporated areas of Talbot County that fall under the following, would require an erosion and sediment control plan approved by the Talbot SCD:

-  Parcels  $\leq 2.0$  acres disturbing between 5,000 – 15,000 sq. ft. and/or 100 – 500 cu. yds. shall file a Standard Erosion and Sediment Control Plan.
-  Parcels  $\geq 2.0$  acres disturbing more than  $\frac{1}{2}$  acre (21,780 sq. ft.) shall file a site specific Erosion and Sediment Control Plan.

This application for Julian and Dorothy Nave - Minor Subdivision Review for an Agricultural subdivision of a larger farm parcel does not appear to propose earth disturbance approaching the limits stated above and therefore does not require Erosion and Sediment control review and approval.

Yours in conservation,



Craig S. Zinter  
District Manager  
Talbot SCD

PROPERTY STATISTICS

OWNER: JULIAN H. & DOROTHY B. NAVE
3541 BAMBURY RD.
TRAPPE, MD 21673-1501
(410) 463-1009
DEED REFERENCE: 1263,375

ZONING CLASSIFICATION: RURAL CONSERVATION(RC) & RURAL AGRICULTURAL CONSERVATION(RAC)
MINIMUM LOT SIZE: 2 ACRES (RC) AND 1 ACRE (RAC)
BUILDING RESTRICTIONS: 50 FOOT FRONT, 50 FOOT SIDE, 50 FOOT REAR, 100 FOOT MEAN HIGH WATER, TIDAL WETLANDS AND PERENNIAL STREAMS, 50 FOOT FOR INTERMITTENT STREAMS IN NONCRITICAL AREA, 100 FOOT FOR INTERMITTENT STREAMS IN CRITICAL AREA

BUILDING RESTRICTION LINES FROM MEAN HIGH WATER, TIDAL AND NONTIDAL WETLANDS AS SHOWN HEREON ARE BASED ON THE BEST AVAILABLE INFORMATION. BUILDING ENVELOPES MAY BE MORE RESTRICTIVE THAN SHOWN. ACTUAL BUILDABLE AREAS SHOULD BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION ACTIVITIES OCCURRING.

A PORTION OF THE LAND SHOWN HEREON LIES WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

THE LAND SHOWN HEREON IS IN FLOOD ZONE "C" AND IS LOCATED WITHIN THE COASTAL FLOOD PLAIN AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR TALBOT COUNTY, MARYLAND. THEREFORE, MANDATORY FLOOD INSURANCE IS NOT REQUIRED IN ACCORDANCE WITH THE PROVISIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C. SEE FEMA MAP NO. 240066 0051 A. DATED MAY 15, 1985.

FLOOD PLAIN LEGEND

- A - 100 YR. FLOOD ZONE
B - 500 YR. FLOOD ZONE
C - AREA OF MINIMAL FLOODING

THE NON-TIDAL WETLANDS AS SHOWN HEREON WERE TAKEN FROM THE NATIONAL WETLANDS INVENTORY MAP OF TRAPPE, MARYLAND. THE PERENNIAL STREAM AS SHOWN WAS FIELD LOCATED BY LANE ENGINEERING, INC. ON 1-27-06.

SURVEYOR'S CERTIFICATE

THE PRESENT OWNERS OF THE LAND OF WHICH THIS SUBDIVISION IS COMPRISED ARE JULIAN H. NAVE AND DOROTHY B. NAVE. THIS PLAT WAS PREPARED FOR AND WILL BE RECORDED AT THEIR REQUEST.

I, THOMAS D. LANE, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY SARA N. BUZZARD AND JULIAN H. NAVE, PERSONAL REPRESENTATIVES OF THE ESTATE OF LEGNA W. NAVE; AND SARA N. BUZZARD, CORA SUE CHEVES, DANIEL M. NAVE AND MICHAEL E. NAVE, SUCCESSORS IN INTEREST TO JULIAN H. NAVE AND SARA N. BUZZARD, TRUSTEES UNDER THE WILL OF ISAAC M. NAVE AND JULIAN W. NAVE TO JULIAN H. NAVE AND DOROTHY B. NAVE BY DEED DATED JULY 9, 2004 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1263, FOLIO 375; AND THAT ALL MONUMENTS ARE IN PLACE.

THOMAS D. LANE
PROPERTY LINE SURVEYOR NO. 340
117 BAY STREET
EASTON, MARYLAND 21601
(410)822-8003

NOTE: THIS AGRICULTURAL SUBDIVISION PLAT HAS BEEN PREPARED BY THE LICENSEE EITHER PERSONALLY OR UNDER THEIR DIRECTION AND SUPERVISION AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION .12 OF THE MARYLAND MINIMUM STANDARDS FOR SURVEYORS.

PROPERTY OWNER DECLARATION

THIS DEVELOPMENT MAY CONTAIN JURISDICTIONAL NONTIDAL WETLANDS WHICH HAVE NOT BEEN OFFICIALLY DELINEATED BY THE U.S. ARMY CORPS OF ENGINEERS. THE IDENTIFICATION AND/OR DELINEATION OF JURISDICTIONAL NONTIDAL WETLANDS SHOWN ON THIS APPLICATION IS 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 WETLANDS 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.

I, JULIAN H. NAVE, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION.

JULIAN H. NAVE DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF 2006.

NOTARY

I, DOROTHY B. NAVE, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION.

DOROTHY B. NAVE DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF 2006.

NOTARY

TALBOT COUNTY OFFICE OF PLANNING AND ZONING

AGRICULTURAL PARCEL 1 AS SHOWN HEREON IS CREATED FOR TRANSFER AND USE OF LAND EXCLUSIVELY FOR AGRICULTURAL PURPOSES FOR A MINIMUM OF FIVE (5) YEARS AND PROVIDED SUCH PARCELS CREATED ARE AT LEAST FIVE (5) ACRES IN SIZE AND THAT THE REMAINING PARCEL SHALL COMPLY WITH ALL CURRENT ZONING AND SUBDIVISION REGULATIONS. AFTER FIVE (5) YEARS, SUCH PARCELS SHALL NOT BE APPROVED FOR DEVELOPMENTAL PURPOSES UNTIL ALL APPLICABLE COUNTY AND STATE DEVELOPMENT REGULATIONS HAVE BEEN MET. THIS INCLUDES ZONING ORDINANCE REGULATIONS RELATING TO PERMITTED DENSITY WITHIN A PARTICULAR ZONING DISTRICT IN ACCORDANCE WITH ARTICLE VI, SECTION 16B-29 A(1) OF THE TALBOT COUNTY CODE.

A RESERVATION OF DEVELOPMENT RIGHTS AGREEMENT FOR THIS AGRICULTURAL SUBDIVISION IS RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY IN LIBER / FOLIO

COUNTY PLANNING OFFICER DATE

TALBOT COUNTY HEALTH DEPARTMENT

THE LAND SHOWN HEREON AS AGRICULTURAL PARCEL 1 HAS BEEN CREATED FOR AGRICULTURAL PURPOSES ONLY PURSUANT TO THE TALBOT COUNTY CODE, SECTION 16B-29 AND COMAR 26.04.03. AGRICULTURAL PARCEL 1 IS NOT APPROVED FOR WATER AND SEWER SYSTEMS AND WILL NOT BE APPROVED UNTIL SUCH TIME AS ALL PERTINENT STATE AND LOCAL LAWS AND REGULATIONS HAVE BEEN MET.

THIS PROPERTY IS INITIALLY APPROVED FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. THE SEWAGE DISPOSAL AREA AS SHOWN HEREIN IS THE ONLY AREA THAT HAS BEEN EVALUATED. THIS NOTICE DOES NOT SERVE AS A SEWAGE DISPOSAL INSTALLATION PERMIT AND THE PROPERTY OWNER IS NOTIFIED THAT HE MUST STILL APPLY FOR AND OBTAIN A SEWAGE DISPOSAL PERMIT BEFORE DEVELOPING THE PROPERTY AT THE TIME OF THE PERMIT APPLICATION, THE PROPERTY WILL BE EVALUATED PURSUANT TO COMAR 26.04.02 AND THE ENVIRONMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND, SECTION 9-217, AND ALL OTHER APPLICABLE LAWS AND REGULATIONS. FURTHERMORE, THE TALBOT COUNTY HEALTH DEPARTMENT MAY REQUIRE MORE DETERMINATIVE INFORMATION ABOUT THE PROPERTY INCLUDING ADDITIONAL TESTING AND EVALUATION.

HEALTH OFFICER DATE

TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS

A UTILITY AND DRAINAGE RIGHT-OF-WAY AND EASEMENT SHALL BE PROVIDED IN AND OVER STRIPS OF LAND FIFTEEN (15) FEET IN WIDTH ALONG THOSE BOUNDARY LINES CONTIGUOUS TO ANOTHER PARCEL OF LAND, (15) FEET IN WIDTH ALONG THOSE BOUNDARY LINES CONTIGUOUS TO ANY ROAD, AND 20' IN WIDTH (10' EITHER SIDE) CENTERED ON ALL NEW LINES OF DIVISION AS SHOWN HEREON.

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

COUNTY ENGINEER DATE

ENVIRONMENTAL NOTES

THIS DEVELOPMENT MAY CONTAIN THREATENED OR ENDANGERED SPECIES PROTECTED UNDER THE ENDANGERED SPECIES ACT AS AMENDED. THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE ADMINISTERS REGULATIONS DESIGNED TO PROTECT THESE THREATENED AND ENDANGERED SPECIES AND THEIR HABITATS. AS THE APPLICANT FOR THIS DEVELOPMENT ACTIVITY, I UNDERSTAND THAT THESE SPECIES AND THEIR HABITAT RESTS WITH THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE. I ALSO UNDERSTAND THAT THE COUNTY APPROVAL OF THIS PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING ALL PERMITS AND APPROVALS, WHICH MAY BE REQUIRED BY THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE.

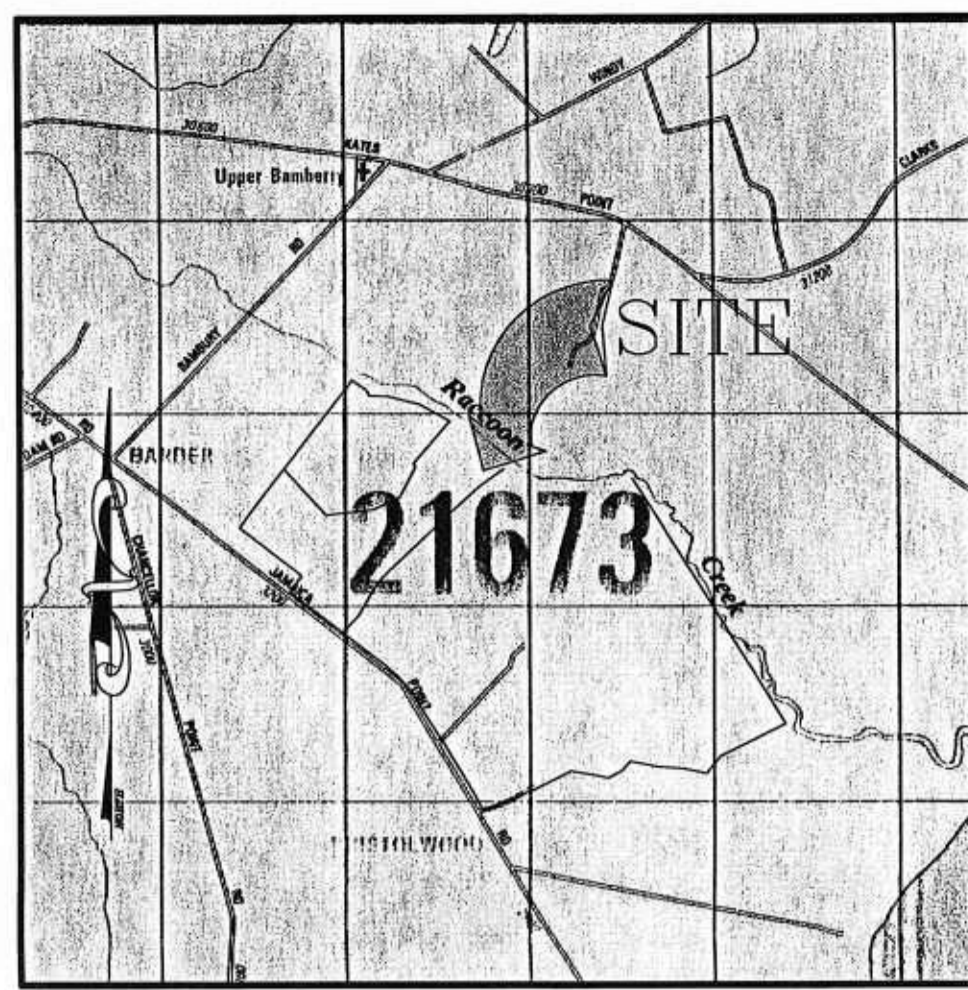
REASONABLE EFFORT WILL BE MADE TO LIMIT CONSTRUCTION IN FOREST HABITAT AREAS TO THE NON-BREEDING SEASON FOR FOREST INTERIOR DWELLING BIRDS (SEPTEMBER-APRIL). CONSTRUCTION WILL BE DESIGNED TO MINIMIZE FOREST CLEARING AND MAINTAIN A CLOSED CANOPY OVER DRIVEWAYS IF POSSIBLE.

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

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 PROPERTY UNDER AGRICULTURAL USE AND THAT THE NORMAL FARMING OPERATIONS ON SUCH AGRICULTURAL LAND MAY CAUSE SOME INTERFERENCE WITH THE USE AND ENJOYMENT OF THE PROPERTY, SUCH AS DUST, NOISE, AND DRIFT OF HERBICIDES OR CHEMICALS. THE LOT OWNER ACCEPTS THE LIMITATIONS ON USE AND ENJOYMENT AFFECTING THE PROPERTY.

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 COUNTY SOIL CONSERVATION DISTRICT IN ACCORDANCE WITH THE TALBOT COUNTY SOIL EROSION AND SEDIMENT CONTROL ORDINANCE AND THE STATE OF MARYLAND EROSION AND SEDIMENT CONTROL LAW, COMAR 4-103 & 26.09.01.05

THE TIDAL WETLANDS AND CRITICAL AREA LINES SHOWN HEREON WERE TAKEN FROM D.N.R. WETLANDS MAP NO. 103.



VICINITY MAP
SCALE: 1" = 2000'
Copyright of the ADC Map People
Permitted Use No. 20992180

REVISED TAX PARCEL 7
292.852 Ac.± BEFORE SUBDIVISION
BY DEED AND TAX MAP
240.311 Ac.± AFTER SUBDIVISION
BY DEED AND TAX MAP
(119.67 Ac.± IN CRITICAL AREA)

SEE SHEET 2 OF 2 FOR OVERALL PROPERTY

Table with columns: LINE, LENGTH, BEARING. Lists 15 lines with their respective measurements.

CRITICAL AREA DEVELOPMENT RIGHTS CALCULATIONS (BEFORE SUBDIVISION)

TOTAL PROPERTY AREA = 292.852 AC.±
AREA IN CRITICAL AREA = 119.67 AC.±
TOTAL AREA TAKEN OUT FOR STATE OWNED WETLANDS = 10.27 AC.±
AREA USED TO CALCULATE DEVELOPMENT RIGHTS = 109.539 AC.±
DEVELOPMENT RIGHTS PERMITTED: 5 (1 DU/20 AC.)
DEVELOPMENT RIGHTS UTILIZED: 0
DEVELOPMENT RIGHTS REMAINING: 5 (ASSIGNED TO REVISED TAX PARCEL 7)
NON CRITICAL AREA DEVELOPMENT RIGHTS CALCULATIONS (BEFORE SUBDIVISION)
TOTAL PROPERTY AREA = 292.852 AC.±
AREA IN NON CRITICAL AREA = 173.043 AC.±
DEVELOPMENT RIGHTS PERMITTED: 11 (1 DU/20 AC. + 3 DU'S USING RURAL SUBDIVISION)
DEVELOPMENT RIGHTS UTILIZED: 2 (REVISED TAX PARCEL 7 AND AGRICULTURAL PARCEL 1)
DEVELOPMENT RIGHTS REMAINING: 9 ( ASSIGNED TO REVISED TAX PARCEL 7)

FOREST COVER CALCULATIONS

REVISED TAX PARCEL 7 = 240.311 AC.± (AFTER SUBDIVISION)
AREA IN CRITICAL AREA= 119.67 AC.±
EXISTING FOREST AREA IN CRITICAL AREA= 2,902,931 SF.±
EXISTING FOREST AREA IN NONCRITICAL AREA= 1,761,752 SF.±
AGRICULTURAL PARCEL 1 = 52.541 AC.± (AFTER SUBDIVISION)
AREA IN CRITICAL AREA= 0.14 AC.±
EXISTING FOREST AREA IN CRITICAL AREA= 6,203 SF.±
EXISTING FOREST AREA IN NONCRITICAL AREA= 937,046 SF.±

NOTE: AGRICULTURAL PARCEL 1 AS SHOWN HEREON SATISFIES TALBOT COUNTY'S FOREST CONSERVATION REQUIREMENT WITH AN INTRAFAMILY DECLARATION OF INTENT, DATED 01/05-933, EXPIRATION

LEGEND

- FARM ROADS= ---
BUILDING RESTRICTION LINES= ---
BUILDINGS= [Symbol]
STREAM= [Symbol]
CRITICAL AREA BOUNDARY LINE= [Symbol]
TREE LINE= [Symbol]
OVERHEAD UTILITY LINES= [Symbol]
RESTRICTED FROM ANY NON-AGRICULTURAL DEVELOPMENT= [Symbol]

IMPERVIOUS AREA CALCULATIONS IN CRITICAL AREA

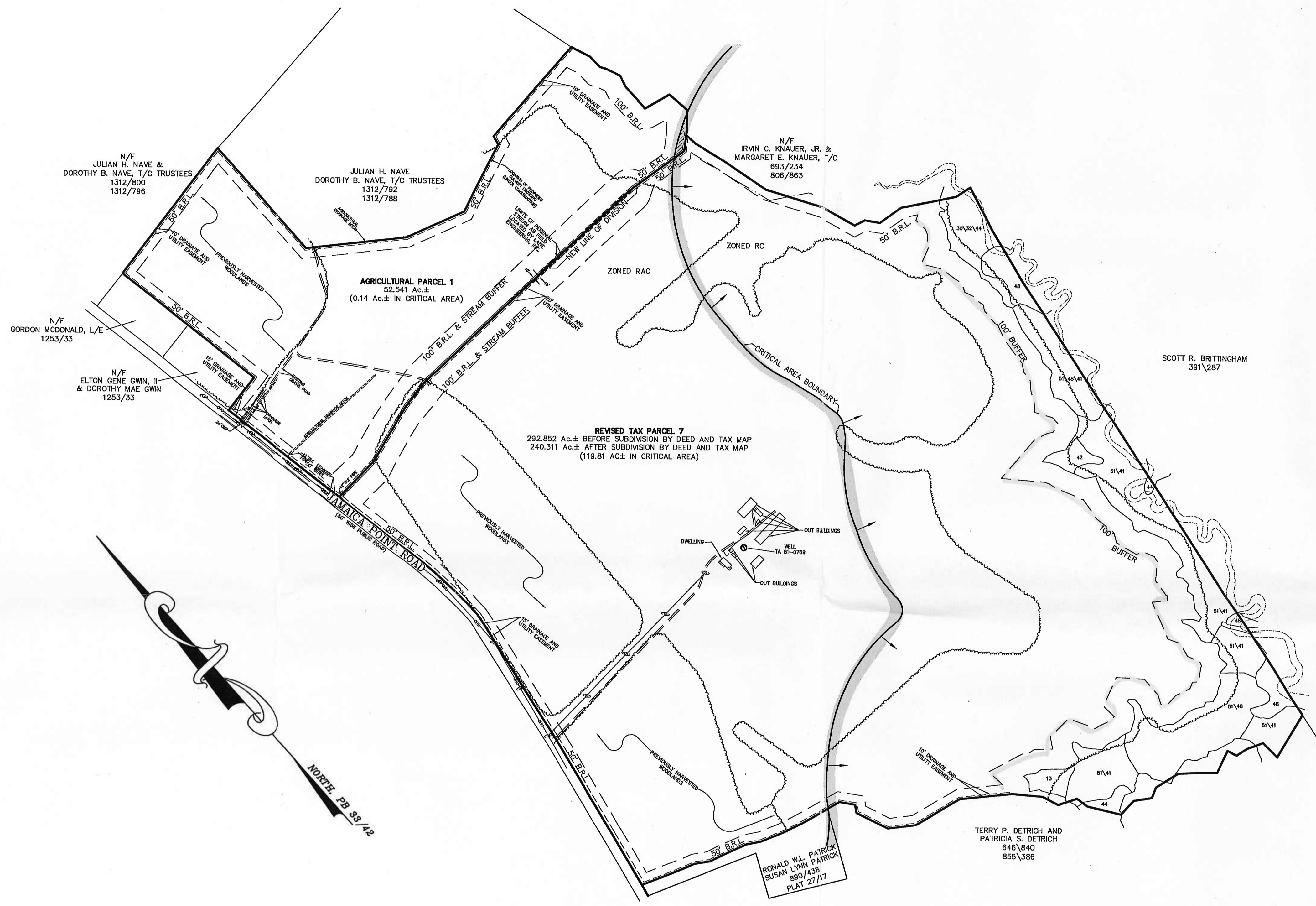
REVISED TAX PARCEL 7 = 240.311 AC (AFTER SUBDIVISION)
AREA IN CRITICAL AREA = 119.67 AC.±
IMPERVIOUS AREA PERMITTED IN CRITICAL AREA= 781,903 SF (15% OF 119.67 AC.±)
EXISTING IMPERVIOUS AREA= 0 SF
REMAINING ALLOWABLE IMPERVIOUS AREA= 781,903 SF

AGRICULTURAL PARCEL 1 = 52.153 AC (AFTER SUBDIVISION)
AREA IN CRITICAL AREA= 1.087 AC
NO IMPERVIOUS AREA PERMITTED WITHIN CRITICAL AREA

Vertical sidebar containing: RECEIVED stamp (APR 21 2006), CIVIL ENGINEERS - Land Planning - Land Surveyors, Lane Engineering, Inc., DATE 7-15-06, SCALE 1"=200', JOB NO. C-06055, DRAWN BY CLG, DWG. NAME C-06055SEX2, APPROVED J.E.H., AGRICULTURAL SUBDIVISION FOR THE LANDS OF JULIAN H. NAVE & DOROTHY B. NAVE IN THE THIRD ELECTION DISTRICT PARCEL 7 GRID 11 MAP 59 TALBOT COUNTY, MARYLAND, SHEET No. 1 OF 2, FILE No. 2562

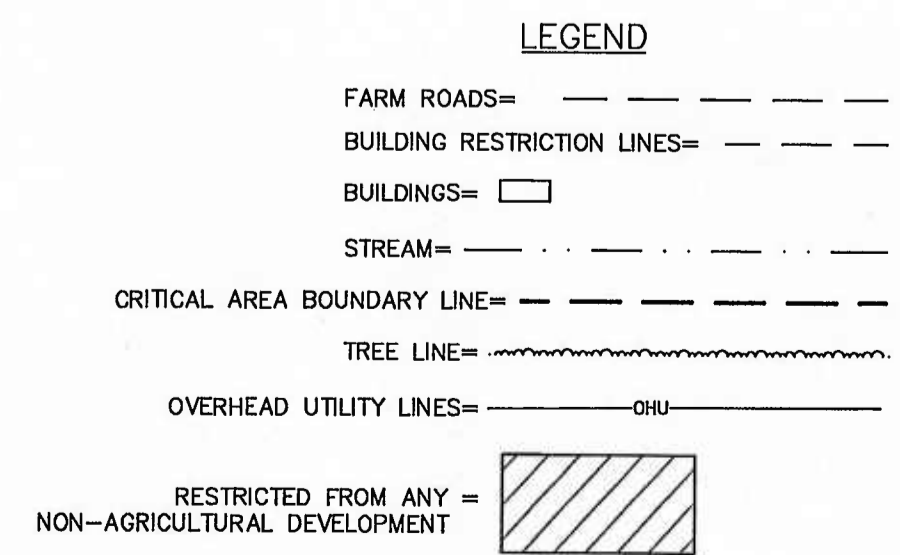
TIDAL WETLANDS CHART

CLASSIFICATION No.	AREA	OWNERSHIP
13	0.54 Ac.±	PRIVATE/STATE
30	0.80 Ac.±	PRIVATE
32	0.80 Ac.±	STATE
41	3.57 Ac.±	PRIVATE
42	0.53 Ac.±	PRIVATE
44	0.99 Ac.±	STATE
48	2.75 Ac.±	STATE
51	5.65 Ac.±	STATE
TOTAL	15.24 Ac.±	PRIVATE/STATE



OVERALL PROPERTY  
TAX MAP 59, PARCEL 7  
1"=300'

NOTE: THE INFORMATION ON THIS SHEET HAS BEEN TAKEN FROM THE AERIAL PHOTO (2000) AND THE TALBOT COUNTY TAX MAP UNLESS OTHERWISE NOTED.



**RECEIVED**

APR 21 2006

CRITICAL AREA COMMISSION

CHESAPEAKE & ATLANTIC COASTAL ZONE

DATE: 9/14/05

SCALE: 1"=300'

ASB NO: C-06855

DRAWN BY: JAJ

DWG. NAME: C-06855EX2

APPROVED: TDL

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

No. \_\_\_\_\_

1

PER: 12-14-05 TAC COMMENTS

REVISION

APPROVED: \_\_\_\_\_

DATE: 07-31-06

**AGRICULTURAL SUBDIVISION**

FOR THE LANDS OF

**JULIAN H. NAVE & DOROTHY B. NAVE**

IN THE THIRD ELECTION DISTRICT

TAX MAP 59 GRID 11 PARCEL 7

TALBOT COUNTY, MARYLAND

Civil Engineers - Land Planning - Land Surveyors

**Lane Engineering, Inc.**

E-mail: [lanec@lanec.com](mailto:lanec@lanec.com)

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114B West Water St. Centreville, MD 21617 (410) 758-2085 FAX (410) 758-4422

SHEET No. 2 OF 2

FILE No. 2562