

TC 96-06 Scan, LLC
SUB 1121

MSA. S. 1829-6070

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

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/

July 1, 2010

Ms. Mary Kay Verdery
Talbot County Office of Planning and Zoning
28712 Glebe Road, Suite 2
Easton, Maryland 21601

**Re: Scan, LLC Subdivision (Wood Haven)
M1121 (TM 41, P 19)**

Dear Ms. Verdery:

Thank you for providing supplemental information on the above referenced subdivision and revision plat. The applicant is requesting to create an 11-lot subdivision. The site is 14.77 acres in size, with 11.56 acres located within the Critical Area and designated as a Limited Development Area (LDA). Total forest coverage onsite is 6.24 acres (54%); the applicant proposes to clear 0.33 acres of forest coverage (FIDS habitat), but will provide 0.33 acres of additional planting, thus maintaining forest cover at a constant level.

The project will impact 2,228 square feet of nontidal wetlands, and the applicant has received authorization from MDE to disturb these areas. A total of 2,228 square feet of wetland mitigation will be provided at the site.

Forest Interior Dwelling Bird Habitat impacts associated with this project have been previously reviewed by this office. The applicant is meeting the guidelines found in the Commission's FIDS guidance manual for impacts to this habitat by limiting disturbance to edge habitat and by providing 1:1 mitigation onsite and adjacent to existing FIDS habitat.

Based on the information provided, we have no additional comments on this subdivision request. If you have any questions, please call me at (410) 260-3483. Thank you for the opportunity to review this request.

Sincerely,

A handwritten signature in cursive script that reads "Nick Kelly".

Nick Kelly
Natural Resource Planner

cc: Bill Stagg, Lane Engineering, Inc.
TC 96-06

Martin O'Malley
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March 17, 2010

Ms. Mary Kay Verdery
Talbot County Office of Planning and Zoning
28712 Glebe Road, Suite 2
Easton, Maryland 21601

**Re: Scan, LLC Subdivision and Revision
M1121, L1102**

Dear Ms. Verdery:

Thank you for providing supplemental information on the above referenced subdivision and revision plat. The applicant is requesting to create an 11-lot subdivision. The site is 14.77 acres in size, with 11.56 acres located within the Critical Area and designated as a Limited Development Area (LDA). Total forest coverage onsite is 6.24 acres (54%); the applicant proposes to clear 0.39 acres of forest coverage (FIDS habitat), but will provide 0.39 acres of additional planting, thus maintaining forest cover at a constant level. The project will impact 2,228 square feet of nontidal wetlands, and the applicant has received authorization from MDE to disturb these areas. A total of 2,228 square feet of wetland mitigation will be provided at the site.

Based on the information provided, we have the following comments on this project:

1. FIDS impacts have been previously reviewed by this office. The applicant is meeting the guidelines found in the Commission's FIDS guidance manual for impacts to this habitat by limiting disturbance to edge habitat and by providing 1:1 mitigation onsite and adjacent to existing FIDS habitat. Therefore, we have no additional comments regarding FIDS impacts.
2. We note that the applicant is nearly maximizing the amount of lot coverage on the entire site (15, 513 square feet). Should any future lot owner request a variance to exceed lot coverage on their individual property, this office would not support such a variance.

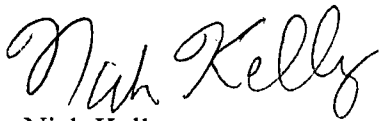
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3. The applicant has included a note in the general notes (note #3) addressing clearing or removal of vegetation within the 100-foot Buffer. However, none of this property is adjacent to tidal waters, tidal wetlands, or tributary streams. Therefore, it is unclear why this note is necessary. If however, the note is required on the final plat, then please have the applicant remove the following words: "Selective pruning or mowing of natural vegetation within the Buffer is subject to review by the Talbot County Office of Planning and Zoning." We note that selective pruning or mowing is prohibited within the Critical Area.

Thank you for the opportunity to provide comments on this subdivision request. If you have any questions, please call me at (410) 260-3483.

Sincerely,

A handwritten signature in cursive script that reads "Nick Kelly".

Nick Kelly

Natural Resource Planner

cc: Bill Stagg, Lane Engineering, Inc.
TC 96-06

Martin O'Malley
Governor

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Lt. Governor



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1804 West Street, Suite 100, Annapolis, Maryland 21401
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November 3, 2009

Ms. Mary Kay Verdery
Talbot County Office of Planning and Zoning
28712 Glebe Road, Suite 2
Easton, Maryland 21601

**Re: Scan, LLC Subdivision and Revision
M1121, L1102**

Dear Ms. Verdery:

Thank you for providing supplemental information on the above referenced subdivision and revision plat. The applicant is requesting to create an 11-lot subdivision. The site is 14.77 acres in size, with 11.56 acres located within the Critical Area and designated Limited Development Area (LDA). Total forest coverage onsite is 6.23 acres (54.0%); the applicant proposes to clear 0.39 acres of forest, but will provide 0.39 acres of additional planting, thus maintaining forest cover at a constant level.

Based on the information provided, we have the following comments on this project:

1. It appears that portions of Lot 5 and almost of the entirety of the buildable area for Lot 6 are located in nontidal wetlands or nontidal wetlands buffer areas. Impacts to nontidal wetlands within this area should be minimized and avoided to the extent possible. We recommend that the applicant coordinate with MDE as soon as possible on this matter.
2. The site plan shows an existing one-story dwelling unit, shed and foundation that are not attributed to any of the proposed lots; several of these structures are currently located in the area of the proposed private road. Please have the applicant note on the plat that these structures shall be removed from the site.
3. We note that the applicant is nearly maximizing the amount of lot coverage on the entire site (11, 513 square feet). Should any future lot owner request a variance to

exceed lot coverage on their individual property, this office would not support such a variance.

4. In reviewing the draft conservation easement, the following sections must be removed:

- 4. "Grantor may engage in limited clearing of the forest understory, such as may be necessary to allow a walking or hiking trail for foot traffic only...."
(Page 2)

Thank you for the opportunity to provide comments on this subdivision request. Please call me with any questions at (410) 260-3483.

Sincerely,



Nick Kelly
Natural Resource Planner

cc: Bill Stagg, Lane Engineering, Inc.
Al Kampmeyer, MDE
TC 96-06

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

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1804 West Street, Suite 100, Annapolis, Maryland 21401
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January 5, 2009

Ms. Mary Kay Verdery
Talbot County Office of Planning and Zoning
28712 Glebe Road, Suite 2
Easton, Maryland 21601

**Re: Scan, LLC Subdivision and Revision
M1121, L1102**

Dear Ms. Verdery:

Thank you for providing supplemental information on the above referenced subdivision and revision plat. The applicant is requesting to create an 11-lot subdivision. The site is 14.77 acres in size, with 11.56 acres located within the Critical Area and designated Limited Development Area (LDA). Total forest coverage onsite is 6.24 acres (54.0%); the applicant proposes to clear 0.46 acres of forest, but will provide 0.49 acres of additional planting, thus increasing total forest coverage to 6.27 acres (54.3%).

Based on the information provided, we have the following comments on this project:

1. The parcel is partially located in an area of Forest Interior Dwelling Bird (FIDS) habitat. However, it appears that all FIDS impacts will be located within edge habitat (the forest area within 300 feet of the forest edge). Therefore, 1:1 mitigation will be required, and a FIDS mitigation worksheet should be submitted to the County and to this office for review.
2. We recommend that all FIDS impacts be addressed in the narrative of the Habitat Protection Plan (HPP). No further study will be required.
3. The DNR Wildlife and Heritage Service has indicated that the Delmarva Fox Squirrel (DFS) is known to occur on or in the immediate vicinity of the project site. Since proposed clearing of the forest edge is proposed, please have the applicant indicate how impacts to this habitat will be minimized. This information should also be included in the HPP. We note that buffers of at least 100 feet (and preferably 300 feet) are required around nontidal wetlands within DFS habitat. Based on the site

plan, it does not appear that these buffers are provided around the area of nontidal wetlands.

4. Please coordinate with the United States Fish and Wildlife Service on protection of the Delmarva Fox Squirrel habitat.
5. Please note that each lot must meet lot coverage restrictions, as found in Ch. 119, 2008 Laws of Maryland at 765. Lot Coverage includes the area of the lot that is occupied by a structure, accessory structure, parking area, driveway, walkway, or roadway; or covered with gravel, stone, shell, impermeable decking, a paver, permeable pavement, or any manmade material. Lot coverage does not include a fence or wall that is less than one foot in width that has not been constructed with a footer, a walkway in the Buffer or expanded Buffer (including a stairway), that provides direct access to a community or private pier, a wood mulch pathway, or a deck with gaps to allow water to pass freely.
6. The site plan shows an existing one-story dwelling unit, shed and foundation that are not attributed to any of the proposed lots; several of these structures are currently located in the area of the proposed private road. Please have the applicant note on the plan that these structures shall be removed from the site.

Thank you for the opportunity to provide comments on this lot line revision request. Please have the applicant provide the information requested above. Please call me with any questions at (410) 260-3483.

Sincerely,



Nick Kelly
Natural Resource Planner

cc: Bill Stagg, Lane Engineering, Inc.
TC 96-06

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

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April 30, 2008

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

Re: Scan, LLC
L1017A

Dear Ms. Verdery:

Thank you for providing supplemental information on the above referenced revision plat. The applicant is requesting a lot line revision between two properties on Tax Parcel 19 (Property 1, Property 2). Both properties are located in a Limited Development Area (LDA). Tax Parcel 19, Property 1 is developed with a one-story dwelling, footbridge, shed, and existing foundation. Tax Parcel 19, Property 2 is currently developed with a two-story dwelling, gravel driveway, one-and-a-half story garage, and shed. The applicant is planning to create a 12-lot subdivision on this property.

If this lot line abandonment is granted, acreage on Tax Parcel 19, Property 1 will increase from 10.73 acres to 11.84 acres, while acreage on Tax Parcel 19, Property 2 will fall from 1.71 acres to .60 acres. Total impervious surface onsite for Tax Parcel 19, Property 1 will be 5,018 square feet (1.1%). The applicant proposes to remove portions of the existing gravel on Tax Parcel 19, Property 2, reducing current impervious surface to 5,906 square feet (22.6%). Total forest coverage located on the parcel is 6.73 acres (55%).

Based on the information provided, we have the following comments on this project:

1. The applicant states that Property 2's impervious surface limit is 25% (6,534 square feet). It is my understanding that the applicant is referring to Talbot County Code §190-93E(6)(c)[1][a][i][c], which permits a 25% impervious surface limit on lots that are part of subdivision that was approved **after** December 1, 1985. However, plat records show that this parcel was platted in 1955, while tax records indicate the primary structure was built in 1890. Consequently, this would be considered a grandfathered lot, and the

above-referenced code would not apply. Therefore, Talbot County Code §190-93E(6)(c) (iii) C applies to this parcel, which states that impervious surface limits for a parcel between one-half acre and one acre in size cannot exceed 15% of the lot size, or 5,445 square feet, whichever is greater. For this case, 5,445 square feet is the maximum amount permitted. Please have the applicant further reduce the amount of impervious surface on this lot to meet this standard. The lot line revision cannot be approved where the resulting lot results in an increase in nonconformity.

2. Please have the applicant forward to this office information a copy of the wetland delineation report and that date that the delineation was completed onsite.
3. Please have the applicant forward to us copies of the Maryland Department of the Environment permit, the United States Army Corps of Engineers permit, and the updated Department of Natural Resources (DNR) Wildlife and Heritage Division letter.

Thank you for the opportunity to provide comments on this lot line revision request. Please have the applicant provide the information requested above. Please call me with any questions at (410) 260-3483.

Sincerely,

Nick Kelly

Nick Kelly
Natural Resource Planner
TC 619-07

VC → *connected to sewer & greater SD potential*

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
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November 20, 2007

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

Re: Scan, LLC
L1017A

Dear Ms. Verdery:

Thank you for providing information on the above referenced revision plat. The applicant is requesting a lot line revision between two properties on Tax Parcel 19 (Property 1, Property 2). Both properties are located in a Limited Development Area (LDA). Tax Parcel 19, Property 1 is developed with a one-story dwelling, foot bridge, shed, and existing foundation. Tax Parcel 19, Property 2 is currently developed with a two-story dwelling, gravel driveway, one-and-a-half story garage, and shed. The applicant is planning to create a 12-lot subdivision on this property.

If this lot line abandonment is granted, acreage on Tax Parcel 19, Property 1 will increase from 10.73 acres to 11.84 acres, while acreage on Tax Parcel 19, Property 2 will fall from 1.71 acres to .60 acres. Total impervious surface onsite for Tax Parcel 19, Property 1 will be 5,018 square feet (1.1%). The applicant proposes to remove portions of the existing gravel on Tax Parcel 19, Property 2, reducing current impervious surface to 5,906 square feet (22.6%). Total forest coverage located on the parcel is 6.73 acres (55%).

Based on the information provided, we have the following comments on this project:

1. Please have the applicant provide on the site plan the current amount of impervious surface for Tax Parcel 19, Property 2, prior to the proposed removal of portions of the gravel driveway.
2. The applicant states that Property 2's impervious surface limit is 25% (6,534 square feet). However, Talbot County Code §190-93E(c) (iii)C states that impervious surface limits for a parcel between one-half acre and one acre in size cannot exceed 15% of the lot size, or 5,445 square feet, whichever is greater. For this case, 5,445 square feet is the

TTY for the Deaf

Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450

maximum amount permitted. Please have the applicant further reduce the amount of impervious surface on this lot to meet this standard. The lot line revision cannot be approved where the resulting lot exhibits an increase in nonconformity.

3. If forest is cleared for any development on this parcel in the future, mitigation will be required. If up to 20% of forest is cleared from the parcel, then mitigation at a ratio of 1:1 is required; if clearing is between 20% and 30%, then mitigation is 1.5:1; clearing of over 30% of the site requires 3:1 mitigation.
4. Each proposed lot should have a sufficient buildable area so that a need for variances in the future is eliminated.
5. The applicant must receive a letter from the Department of Natural Resources (DNR) Wildlife and Heritage Division evaluating the property to determine if there is the presence of any threatened or endangered species onsite. If present, the applicant must address all recommendations from DNR for protection of this species. Please forward to this office a copy of this letter.
6. It is unclear from the site plan where wetland information was gathered for this project. Please have the applicant provide a wetland delineation in order to identify all wetland areas that exist on the site plan, including a determination as to whether the existing agricultural ditches onsite are streams.

Thank you for the opportunity to provide comments on this lot line revision request. Please have the applicant provide the information requested above. Please call me with any questions at (410) 260-3483.

Sincerely,



Nick Kelly
Natural Resource Planner

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**

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(410) 260-3460 Fax: (410) 974-5338
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February 16, 2006

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

Re: L1017 Scan, LLC

Dear Ms. Verdery:

Thank you for providing information on the above referenced line revision request. The applicant proposes to revise the lot lines on three existing parcels. The property is designated a Limited Development Area (LDA). The revised Lots 1 and 2 are currently developed while revised Lot 3 is undeveloped.

Based on the information provided, we have the following comments.

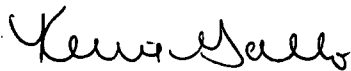
- 1) Revised Lot 1 is greater than one acre in size and is therefore subject to a 15% impervious surface area limit, not 25%. It appears that the amount of existing impervious surface area (10,091 square feet) exceeds the 15% limit (9,408 square feet). Based on this information, the revision of former Tax Parcel 19, Property 2 creates a non-conforming lot and is not permitted under local zoning and the Critical Area Law.
- 2) The lot line revision utilizes the acreage of the entire Parcel 19 in calculating the 25% per lot (for Lots 2 and 3) and 15% impervious surface area limits for the subdivision. We note that there are eight additional lots proposed for future development on the remaining lands. While we acknowledge that no subdivision of these lots is proposed at this time, please include a plat note referencing that the remaining lands are necessarily associated with revised Lots 1, 2 and 3. Since the three lots are not being formerly subdivided off of Parcel 19, they must be shown on and included within any future subdivision plats for Lots 4-11.
3. The impervious surface area calculations for the remaining lands states that there is a 25% limit. The remaining lands are greater than one acre in size and are therefore limited to a 15%

Mary Kay Verdery
L1017 Scan. LLC
February 16, 2006
Page 2

limit. Should future subdivision of the remaining lands occur, and the individually lots be less than one acre in size, a 25% impervious surface area limit per lot would be permitted. However, the subdivision as a whole would still be limited to 15%. Please ensure that this calculation is corrected on the current plat.

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,



Kerrie L. Gallo
Natural Resource Planner
TC96-06

PROPERTY STATISTICS

OWNERS: SCAN, LLC
C/O M. CATHERINE POE, AUTHORIZED AGENT
208 BROOKLETS AVENUE
EASTON, MARYLAND 21601
(410) 690-3537
DEED REFERENCE: 1383/536
PLAT REFERENCE: 82/206
TOTAL AREA TO BE SUBDIVIDED: 14.767 ACRES
11.558 ACRES IN CRITICAL AREA
3.209 ACRES OUTSIDE CRITICAL AREA
CURRENT ZONING: VILLAGE CENTER DISTRICT (VC)

Table with 3 columns: BUILDING RESTRICTIONS, LOTS ONE ACRE OR MORE, LOTS SMALLER THAN ONE ACRE. Includes rows for FRONT SETBACK, REAR SETBACK, SIDE SETBACK, NON-TIDAL WETLANDS, MINIMUM LOT WIDTH, and MD ROUTE 329 (ROYAL OAK ROAD).

MINIMUM LOT SIZE = 10,000 SQUARE FEET
AVERAGE LOT SIZE = MAXIMUM 2 ACRE

FLOOD_ZONE_INFORMATION
THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONES "AS", "B" AND "C" OF THE COASTAL FLOOD PLAN AS SHOWN ON THE FEDERAL INSURANCE RATE MAP COMMUNITY PANEL NO. 240021 0031 A FOR TALBOT COUNTY, MARYLAND, THEREFORE, FLOOD INSURANCE MAY BE REQUIRED IN ACCORDANCE WITH THE PROVISIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C.

FLOOD PLAIN LEGEND
A - 100 YEAR FLOOD ZONE
B - 500 YEAR FLOOD ZONE
C - AREA OF MINIMAL FLOODING

THE FLOOD ZONE "AS" PORTION OF THE PROPERTY SHOWN HEREON HAS A ONE-PERCENT CHANCE OF OCCURRING BEING INUNDED BY A FLOOD IN ANY GIVEN YEAR. THEREFORE, ANY NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT ON THE PROPERTY IN ZONE "AS" IS SUBJECT TO FEDERAL, STATE AND LOCAL REGULATIONS THAT MAY INCLUDE FLOOD INSURANCE.

PARCEL DEVELOPMENT HISTORY

THE SUBJECT LAND IS COMPRISED OF TWO DEED PROPERTY PARCELS DESCRIBED IN A DEED DATED OCTOBER 17, 2005 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1383, AT FOLIO 536 AND AS REVISED ON A PLAT ENTITLED "LINE REVISION PLAT, FOR THE LANDS OF SCAN, LLC" RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER MAS 82, AT FOLIO 206, AND IS REPRESENTED AS TAX PARCEL 19 AS SHOWN ON TALBOT COUNTY TAX MAP 41. NO SUBDIVISION OF THE SUBJECT LAND, EXCEPT FOR LINE REVISION PLAT 82/206 HAS OCCURRED SINCE AUGUST 13, 1989.

DEVELOPMENT SUMMARY

TOTAL AREA = 14.767 ACRES
AREA IN LOT(S) = 13.406 ACRES
AREA IN SCHOOL HOUSE LANE RIGHT-OF-WAY DEDICATION = 0.171 ACRES
AREA IN PRIVATE ROAD RIGHT-OF-WAY = 0.539 ACRES
AREA IN RESERVED LANDS = 0.652 ACRES
TAX PARCEL 19, PROPERTY 1, PARCEL 1 IS CURRENTLY CONNECTED TO THE REGION II - ROYAL OAK, NEWCOMB AND BELLEVUE SEWER SYSTEM.
TAX PARCEL 19, PROPERTY 1, PARCEL 2 IS LOCATED WITHIN THE REGION II - ROYAL OAK, NEWCOMB AND BELLEVUE SEWER SERVICE AREA BUT IS CURRENTLY UNIMPROVED WITH NO SEWER SERVICE.
VC DEVELOPMENT RIGHTS SUMMARY
TAX PARCEL 19, PROPERTY 1, PARCEL 1 (PLAT 82/206)
AREA = 11.843 ACRES
DEVELOPMENT RIGHTS PERMITTED = 47 (WITH SEWER)
DEVELOPMENT RIGHTS UTILIZED = 1 (WITH SEWER)
TAX PARCEL 19, PROPERTY 1, PARCEL 2 (PLAT 82/206)
AREA = 2.924 ACRES
DEVELOPMENT RIGHTS PERMITTED = 11 (WITH SEWER)
DEVELOPMENT RIGHTS UTILIZED = 0
TOTAL DEVELOPMENT RIGHTS (BASED ON INTERNAL PARCEL LINES BEING ABANDONED WITH THIS PLAT)
TOTAL DEVELOPMENT RIGHTS PERMITTED = 58 (WITH SEWER)
TOTAL DEVELOPMENT RIGHTS UTILIZED = 11 (WITH SEWER)
TOTAL DEVELOPMENT RIGHTS REMAINING = 47 (WITH SEWER) - ASSIGNED TO LOT 11

DEVELOPMENT RIGHTS CALCULATIONS SHOWN ABOVE WITH RESPECT TO "WITH SEWER" REPRESENT DEVELOPMENT "POTENTIAL" ONLY AND DO NOT REFLECT THAT SEWER, EXCEPT FOR THE ONE ALLOCATION TO EACH PARCEL NOTED ABOVE, IS CURRENTLY ALLOCATED TO THE SUBJECT PARCELS.

DEVELOPMENT RIGHTS SHOWN HEREON ARE BASED UPON CURRENT REGULATIONS AND MAY BE SUBJECT TO CHANGE BASED ON ZONING ORDINANCE REGULATIONS IN EFFECT AT THE TIME OF DEVELOPMENT ACTIVITY.

GENERAL NOTES

THE PROPERTY SHOWN HEREON LIES PARTIALLY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
CLEARING OR REMOVAL OF TREES WITHIN TALBOT COUNTY IS SUBJECT TO REVIEW BY THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING. PLEASE CONTACT (410-770-8030) FOR FURTHER INFORMATION.
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 AND SEDIMENT CONTROL ORDINANCE AND THE STATE OF MARYLAND EROSION AND SEDIMENT CONTROL LAW, COMAR 4-103 & 26.09.01.05.
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 ODOR, DUST, NOISE, AND DRIFT OF PESTICIDES OR CHEMICALS. THE LOT OWNER ACCEPTS THE LIMITATIONS ON USE AND ENJOYMENT AFFECTING THE PROPERTY.
REASONABLE EFFORT WILL BE MADE TO LIMIT CONSTRUCTION IN FOREST HABITAT TO THE NON-BREEDING SEASON FOR FOREST INTERIOR DWELLING BIRDS (SEPTEMBER - APRIL). CONSTRUCTION SHALL BE DESIGNED TO MINIMIZE FOREST CLEARING AND MAINTAIN A CLOSED CANOPY OVER DRIVEWAYS IF POSSIBLE.
THE NON-TIDAL WETLANDS AS SHOWN HEREON WERE FIELD DELINEATED BY M. STARK MCLAUGHLIN, A QUALIFIED PROFESSIONAL WITH LANE ENGINEERING, LLC AND FIELD VERIFIED BY RODNEY SCHWARM, OF THE US ARMY CORPS OF ENGINEERS AND ALAN KAMPMEYER, OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT IN APRIL 2008, AND SUBSEQUENTLY RE-DELINEATED, EXPANDED AND RE-VERIFIED BY ALAN KAMPMEYER, OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT IN MAY 2009.
THE WOODS LINE AS SHOWN HEREON WAS TAKEN FROM THE 2006 AERIAL IMAGERY OF TALBOT COUNTY, MARYLAND AND SUPPLEMENTED BY FIELD VERIFICATION.

CRITICAL AREA LOT COVERAGE CALCULATIONS

Table with 3 columns: LOT, A.AREA IN CRITICAL AREA, B.LOT COVERAGE ALLOTMENT, C.EXISTING LOT COVERAGE AREA, D.LOT COVERAGE AREA ALLOTMENT REMAINING. Lists calculations for 11 lots and a total.

FOREST CALCULATIONS

TAX PARCEL 19 - CRITICAL AREA = 11.558 ACRES
EXISTING FOREST = 6.235 ACRES (54%)
PROPOSED CLEARING = 0.327 ACRES (5%)
REFORESTATION REQUIRED = 0.327 ACRES
REFORESTATION PROVIDED = 0.327 ACRES (REFORESTATION AREAS "A" & "B")
ADDITIONAL WETLAND MITIGATION REFORESTATION PROVIDED = 0.102 ACRES
TOTAL FOREST AFTER REFORESTATION = 6.337 ACRES (55%)
INDIVIDUAL TREES OUTSIDE CONTIGUOUS FOREST TRACT TO BE CLEARED = 57 (MIX OF WHITE PINE, LOBLOLLY PINE AND HARD WOODS)
INDIVIDUAL TREES TO BE REPLACED AT 1:1 IN REFORESTATION AREA "C" = 57
TAX PARCEL 19 - NON-CRITICAL AREA = 3.209 ACRES
EXISTING FOREST = 3.209 ACRES (100%)
PROPOSED CLEARING = 0.000 ACRES
FOREST CONSERVATION REQUIRED = 0.000 ACRES

SURVEYOR'S CERTIFICATE

THE PRESENT OWNER OF THE LAND OF WHICH THIS SUBDIVISION AND LINE ABANDONMENT PLAT IS COMPRISED IS SCAN, LLC. THE OWNER CONCURS WITH ALL NOTATIONS AND REPRESENTATIONS ON THIS PLAT WHICH IS PREPARED AND WILL BE RECORDED AT THEIR REQUEST.
I, JEFFERSON EWELL HUBBARD HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION AND LINE ABANDONMENT OF THE LAND CONVEYED BY WILLIAM H. LAPOLLETTE AND ELINOR F. LAPOLLETTE TO SCAN, LLC BY DEED DATED OCTOBER 17, 2005 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1383, AT FOLIO 536; AND THAT ALL MONUMENTS ARE IN PLACE.
THIS SUBDIVISION AND LINE ABANDONMENT PLAT HAS BEEN PREPARED BY THE LICENSEE EITHER PERSONALLY OR UNDER HIS DIRECTION AND SUPERVISION AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12 OF THE MARYLAND MINIMUM STANDARDS FOR SURVEYORS.

JEFFERSON EWELL HUBBARD DATE
PROPERTY LINE SURVEYOR NO. 363
LANE ENGINEERING, LLC
117 BAY STREET
EASTON, MARYLAND 21601

OWNERS CERTIFICATE

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.

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 (FIS) REGULATIONS DESIGNATED TO PROTECT THESE THREATENED AND ENDANGERED SPECIES AND THEIR HABITATS. AS THE APPLICANT FOR THIS DEVELOPMENT ACTIVITY, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL DETERMINATIONS CONCERNING THE EFFECT OF THE DEVELOPMENT ON THESE SPECIES AND THEIR HABITAT RESTS WITH THE U.S. DEPARTMENT OF THE INTERIOR, FISH & 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 U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE.

SCAN, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS SUBDIVISION AND LINE ABANDONMENT PLAT.
SCAN, LLC, A MARYLAND LIMITED LIABILITY COMPANY

BY M. CATHERINE POE, AUTHORIZED AGENT DATE
THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF
2010

NOTARY

TALBOT COUNTY OFFICE OF PLANNING AND ZONING
THIS PLAT REPRESENTS A SUBDIVISION AND LINE ABANDONMENT OF THE LANDS OF SCAN, LLC PREVIOUSLY RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1383, AT FOLIO 536 AND SHOWN ON A PLAT ENTITLED "LINE REVISION PLAT FOR THE LANDS OF SCAN, LLC" RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER MAS 82, AT FOLIO 206.

TALBOT COUNTY PLANNING COMMISSION DATE
PLANNING OFFICER, AUTHORIZED AGENT

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 ANY ROAD AND FIFTEEN (15) FEET IN WIDTH (7.5 FEET ON EITHER SIDE) CENTERED ON ALL NEW LINES OF DIVISION AND TEN (10) FEET IN WIDTH ALONG EXISTING BOUNDARY LINES (ENTIRELY ON THE SUBJECT PARCEL) NOT CONTIGUOUS TO ANY ROAD EXCEPT AS SHOWN HEREON.

LOTS 1 THROUGH 11 SHALL BE SERVED BY A SANITARY SEWER FORCE MAIN, TO BE LOCATED WITHIN THE MAXINE LANE RIGHT-OF-WAY AND CONNECTED TO THE EXISTING SANITARY SEWER FORCE MAIN LOCATED IN THE SCHOOL HOUSE LANE PUBLIC ROAD RIGHT-OF-WAY.

THE SEWER SERVICE AREA FOR THIS DEVELOPMENT REQUIRES INDIVIDUAL LOTS TO UTILIZE SEPTIC TANK EFFLUENT PUMP (STEP) SYSTEMS FOR SEWER DISPOSAL, AND CONNECT TO A PUBLIC PRESSURE SEWER SYSTEM IN A MANNER SATISFACTORY TO THE DEPARTMENT OF PUBLIC WORKS PRIOR TO OBTAINING A BUILDING PERMIT.

CONNECTION TO THE PUBLIC SEWER SYSTEM IS THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS OF LOTS 1 THROUGH 11, AND SHALL BE MADE IN ACCORDANCE WITH DEPARTMENT OF PUBLIC WORKS GUIDELINES AND REQUIREMENTS FOR THE SEWER SERVICE AREA. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND LABOR FOR THE SEPTIC TANK EFFLUENT PUMP (STEP) SYSTEM AND THE CONNECTION TO THE PUBLIC PORTION OF THE SYSTEM. UPON CONNECTION TO THE PUBLIC SYSTEM, AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS THE SEPTIC TANK EFFLUENT PUMP (STEP) SYSTEM TANK, PUMP, RELATED COMPONENTS AND CONTROL MECHANISMS WILL BECOME THE PROPERTY AND RESPONSIBILITY OF THE DEPARTMENT OF PUBLIC WORKS. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING SUITABLE POWER TO THE SEPTIC TANK EFFLUENT PUMP (STEP) SYSTEM AND FOR MAINTAINING ANY PORTION OF THEIR SYSTEM FROM THE DWELLING TO THE SEPTIC TANK. THE DEPARTMENT OF PUBLIC WORKS WILL PROVIDE INDIVIDUAL LOT OWNERS WITH EQUIPMENT SPECIFICATIONS, INSTALLATION, WARRANTY AND INSPECTION REQUIREMENTS, AND APPLICABLE FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT.

LOTS 1 THROUGH 11, RESERVED LAND PARCEL "A" AND MAXINE LANE SHALL BE DEVELOPED IN ACCORDANCE WITH THE "2000 MARYLAND STORMWATER DESIGN MANUAL, LATEST VERSION, AND THE TALBOT COUNTY STORMWATER MANAGEMENT CODE. OVERALL SUBDIVISION COMPLIANCE WITH STORMWATER MANAGEMENT REQUIREMENTS IS ADDRESSED AS FOLLOWS:

- OVERALL QUANTITY AND SOME QUALITY MANAGEMENT IS PROVIDED IN A STRUCTURAL BEST MANAGEMENT PRACTICE "POCKET POND".
MAXINE LANE - FOUR FOOT WIDE FLAT BOTTOM VEGETATED ROADSIDE SWALES (SEE DECLARATION OF COVENANTS AND RESTRICTIONS AND ROAD/STORMWATER MANAGEMENT USE AND MAINTENANCE COVENANTS)
INDIVIDUAL LOT DEVELOPMENT SHALL INCORPORATE NON-STRUCTURAL STORMWATER MANAGEMENT PRACTICES INCLUDING BUT NOT LIMITED TO "DISCONNECTION OF ROOFTOP AND NON-ROOFTOP" RUNOFF IN ACCORDANCE WITH THE "2000 MARYLAND STORMWATER DESIGN MANUAL", LATEST VERSION.

LOTS 1 AND 2 AND RESERVED LAND PARCEL "A" ARE DENIED DIRECT ACCESS TO MD ROUTE 329, ROYAL OAK ROAD.
LOTS 1 THROUGH 10 AND RESERVED LAND PARCEL "A" SHALL TAKE ACCESS FROM MAXINE LANE.
LOT 10 IS DENIED DIRECT ACCESS TO SCHOOL HOUSE LANE AND IS DENIED ACCESS TO MAXINE LANE WITHIN 50 FEET OF SCHOOL HOUSE LANE.
LOT 11 SHALL TAKE ACCESS FROM SCHOOL HOUSE LANE.

THE PRIVATE ROAD DESIGNATED AS MAXINE LANE SHALL BE PRIVATELY OWNED AND AS SUCH, THE COUNTY HAS NO RESPONSIBILITY FOR ITS MAINTENANCE, REPAIR, OR REPAIRS. THE ROAD IS TO BE MAINTAINED AS SPECIFIED IN A DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOOD HAVEN RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER MAS 82, AT FOLIO 206. THE ROAD SHOULD BE UPGRADED TO COUNTY SPECIFICATIONS FOR PUBLIC ROADS, IN ACCORDANCE WITH THE PROVISIONS OF THE TALBOT COUNTY CODE. THE COUNTY WILL ASSUME OWNERSHIP OF THE ROAD AND RESPONSIBILITY FOR ITS MAINTENANCE, SAFETY AND INSPECTION. THE PRIVATE ROAD RIGHT-OF-WAY DESIGNATED AS MAXINE LANE SHALL ALSO SERVE AS A PUBLIC UTILITY EASEMENT AND RIGHT-OF-WAY FOR THE TALBOT COUNTY SANITARY DISTRICT (REGION II - ROYAL OAK, NEWCOMB & BELLEVUE)

BUILDING PERMITS FOR LOTS 1 THROUGH 10 ACCESSING MAXINE LANE SHALL BE RESTRICTED UNTIL THE COUNTY IS IN RECEIPT OF A NOTARIZED CERTIFICATION FROM THE OWNER(S) AND ROAD CONSTRUCTION CONTRACTOR THAT THE ROAD WAS CONSTRUCTED ACCORDING TO THE REQUIREMENTS OF THE TALBOT COUNTY CODE.

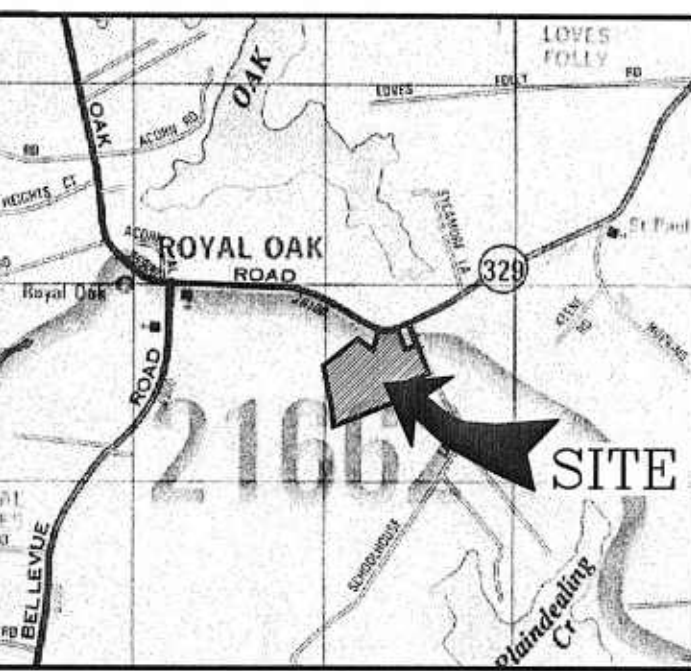
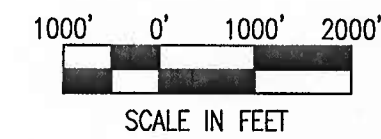
BUILDING PERMITS FOR LOTS 1 THROUGH 11 SHALL BE RESTRICTED UNTIL THE SCHOOL HOUSE LANE WIDENING IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TALBOT COUNTY CODE.

COUNTY ENGINEER DATE

TALBOT COUNTY HEALTH DEPARTMENT

LOTS 1 THROUGH 11 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 APPLICANTS OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THE INDIVIDUAL WATER SUPPLY WHEN COMMUNITY WATER BECOMES AVAILABLE.
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.
THE 0.651 ACRE RESERVED LAND PARCEL "A" IS PERMANENTLY PROTECTED OPEN SPACE AND MAY NOT BE DEVELOPED FOR RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT PER THE TALBOT COUNTY CODE CHAPTER 190, ARTICLE X, SECTION 190-198. RESERVED LAND PARCEL "A" SHALL THEREFORE NOT BE CONSIDERED AN APPROVED BUILDING LOT FOR DEVELOPMENT PURPOSES.
THIS REVISION PLAT IS APPROVED BY THE TALBOT COUNTY HEALTH DEPARTMENT.

HEALTH OFFICER DATE



VICINITY MAP
SCALE: 1" = 2000'
Copyright of the ADC Map People
Permitted Use No. 20992180
(ADC MAP No. 12)

Table with 4 columns: No., DATE, DESCRIPTION, BY. Contains revision history for the plat.

LOTS 3, 4, 5, 6, 7 AND 11 ARE SUBJECT TO A FOREST AND FOREST INTERIOR DWELLING SPECIES ("FIDS") HABITAT PROTECTION EASEMENT RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER MAS 82, AT FOLIO 206.

LOTS 6, 7, 10, 11 AND RESERVED LAND PARCEL "A" ARE SUBJECT TO A CRITICAL AREA FOREST PLANTING AND MAINTENANCE AGREEMENT RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER MAS 82, AT FOLIO 206.

MARYLAND DEPARTMENT OF THE ENVIRONMENT WETLANDS DISTURBANCE AUTHORIZATION NO. 09-N2-2123/200963082 DATED MARCH 2, 2010, HAS BEEN ISSUED FOR PORTIONS OF LOTS 5, 6 AND 7, RESERVED LAND PARCEL "A" AND MAXINE LANE.

LOTS 3, 4, 5, 6, 7, 10 AND RESERVED LAND PARCEL "A" ARE SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS FOR WETLANDS MITIGATION AND PRESERVATION RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER MAS 82, AT FOLIO 206.

THE FOREST AREA ON LOTS 3, 4, 5, 6, 7 AND 11 IS CONSIDERED FOREST INTERIOR DWELLING BIRD HABITAT. THE CHESAPEAKE BAY CRITICAL AREA COMMISSION'S "GUIDE TO THE CONSERVATION OF FOREST INTERIOR DWELLING BIRDS IN THE CHESAPEAKE BAY CRITICAL AREA" ENCOURAGES THE FOLLOWING PRACTICES TO BENEFIT FOREST INTERIOR DWELLING BIRD HABITAT SURVIVAL:

- 1. LOTS 3, 4, 5, 6, 7 AND 11 ARE ENCOURAGED TO LANDSCAPE THEIR LOTS WITH PLANT MATERIALS INDIGENOUS TO THE EASTERN SHORE OF MARYLAND.
2. LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11 INCLUSIVE ARE ENCOURAGED TO KEEP "PETS" ON A LEASH OR WITHIN A FENCED ENCLOSURE WHEN THESE PETS ARE OUTSIDE TO MINIMIZE THEIR POTENTIAL IMPACT ON FOREST INTERIOR DWELLING BIRDS HABITAT SPECIES IN THE AREA.

THE TREE CLEARING SHOWN HEREON ON LOTS 1, 2, 8, 9, 10, THE EAST SIDE OF LOT 7, RESERVED LAND PARCEL "A" AND MAXINE LANE HEREON IS DESIGNED TO ACCOMMODATE BASIC ROAD IMPROVEMENTS, DRAINAGE SWALES, LOT FILL-PAD GRADING AND LOT ACCESS/DRIVEWAYS. ADDITIONAL CLEARING ON THESE LOTS AS MAY BE REQUIRED TO ACCOMMODATE LOT DEVELOPMENT MAY BE PERMITTED SUBJECT TO THE APPROVAL OF TALBOT COUNTY. ANY ADDITIONAL CLEARING SHALL BE REPLACED 1:1 ON THE SUBJECT LOT.

THE TREE CLEARING SHOWN HEREON ON LOTS 3, 4, 5, 6 AND THE REAR PORTION OF LOT 7 IS THE ONLY TREE CLEARING PERMITTED ON THESE LOTS.

RECEIVED stamp from Critical Area Commission, Chesapeake & Atlantic Coastal Bays, dated JUN 09 2010.

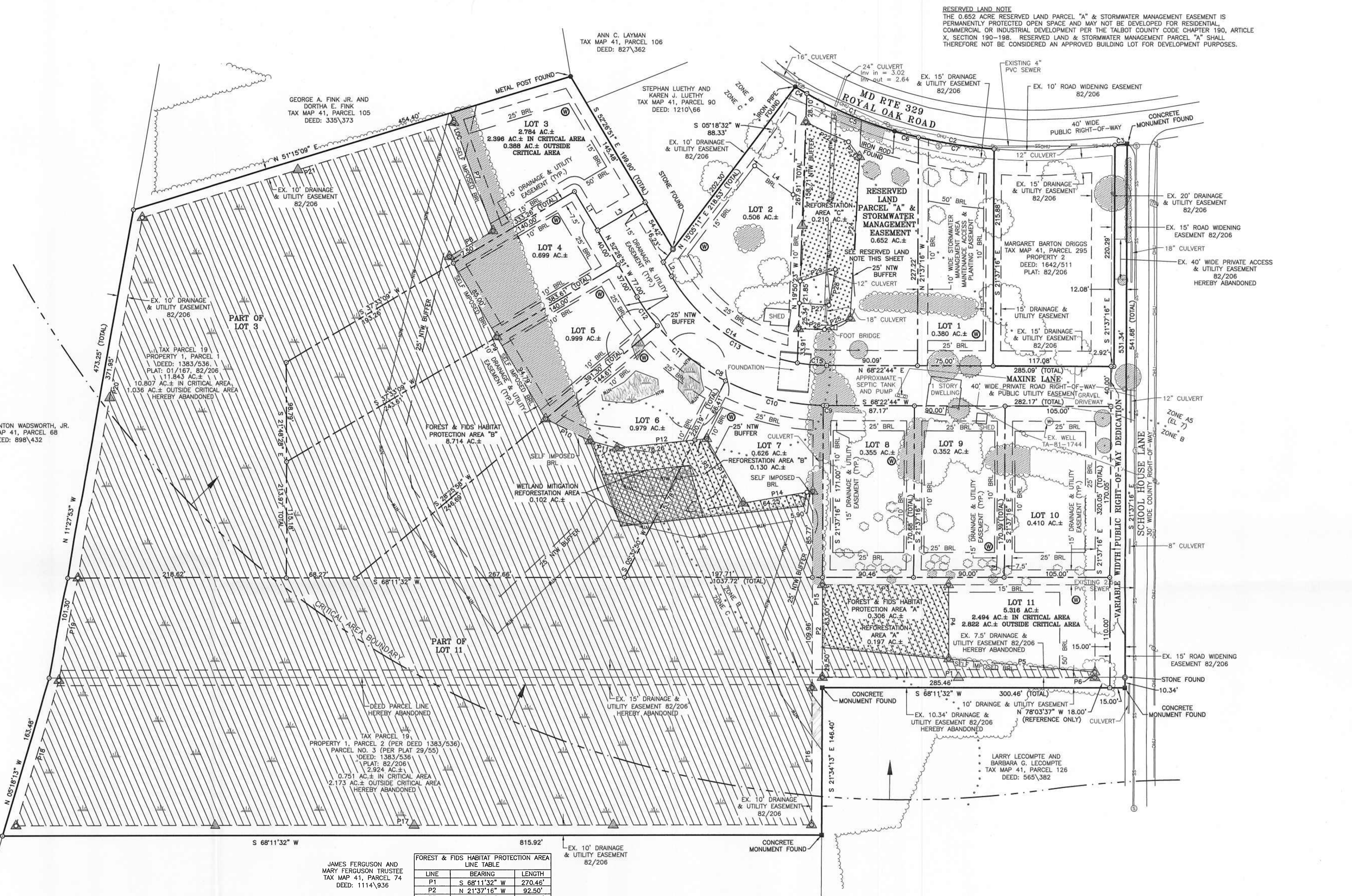
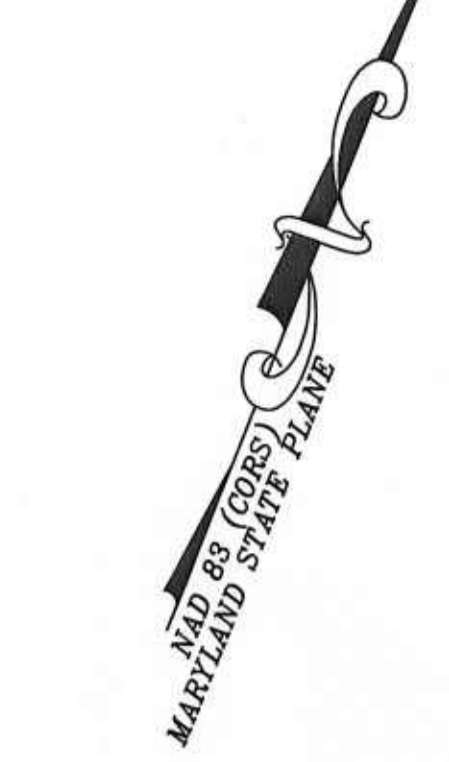
SUBDIVISION & REVISION PLAT
FOR WOOD HAVEN
IN THE SECOND ELECTION DISTRICT
TALBOT COUNTY, MARYLAND
TAX MAP 41 GRID 7 PARCEL 19

ISSUED FOR: SKETCH PLAN REVIEW DATE: 10/10/08
PRELIMINARY PLAT REVIEW DATE: 10/2/09
2ND PRELIMINARY PLAT REVIEW DATE: 2/15/10
FINAL PLAT REVIEW DATE: 6/4/10

SHEET No. 1 OF 2
DATE: 10/10/08
JOB No. 090308
SCALE: AS NOTED
FILE No. B850

Vertical text on the left margin: Date: 06/07/2010 12:54pm User: rtoyle Project Manager: WBS XREF File(s): G:\BASE-2438-080308\VP-BASE-090308\VP-BASE-090308\HP-BASE-090308

Date: 06/03/2010 12:54pm User: r10/66
 Drawing Path: J:\2009\03000\090308\090308.dwg VFP-PLT-090308.dwg
 XREF File(s): 090308-2438-090308\VP-BASE-090308\VP-BASE-090308\VP-BASE-090308\VP-BASE-090308\VP-BASE-090308



RESERVED LAND NOTE
 THE 0.852 ACRE RESERVED LAND PARCEL "A" & STORMWATER MANAGEMENT EASEMENT IS PERMANENTLY PROTECTED OPEN SPACE AND MAY NOT BE DEVELOPED FOR RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT PER THE TALBOT COUNTY CODE CHAPTER 190, ARTICLE X, SECTION 190-19B. RESERVED LAND & STORMWATER MANAGEMENT PARCEL "A" SHALL THEREFORE NOT BE CONSIDERED AN APPROVED BUILDING LOT FOR DEVELOPMENT PURPOSES.

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	2/15/10	PER DIRECTION FROM 11/11/09 TAC MEETING	RNT
2	6/4/10	PER TAC NOTICE TO PROCEED DATED 4/2/10	RNT

Lane Engineering, LLC
 Established 1986
 Civil Engineers • Land Planning • Land Surveyors

117 Bay St. E. Easton, MD 21601 (410) 822-8003
 354 Pennsylvania Ave. Centerville, MD 21617 (410) 758-2095

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED HERE:

RECEIVED
 JUN 09 2010
 CRITICAL AREA COMMISSION
 Chesapeake & Atlantic Coastal Bays

SUBDIVISION & REVISION PLAT

FOR
WOOD HAVEN

IN THE SECOND ELECTION DISTRICT
 TALBOT COUNTY, MARYLAND
 TAX MAP 41 GRID 7 PARCEL 19

ISSUED FOR: SKETCH PLAN REVIEW DATE: 10/10/08
 PRELIMINARY PLAT REVIEW DATE: 10/2/09
 2ND PRELIMINARY PLAT REVIEW DATE: 2/15/10
 FINAL PLAT TAC REVIEW DATE: 6/4/10

SHEET No. **2 OF 2** DATE: 10/10/08
 SCALE: 1" = 50' JOB No. 090308
 FILE No. 8850

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	391.84'	108.34'	15°50'33"	54.52'	S 87°43'49" E	108.00'
C2	500.16'	100.38'	11°29'58"	50.36'	N 78°22'47" E	100.21'
C3	1220.18'	12.16'	0°34'15"	6.08'	N 61°49'23" E	12.16'
C4	391.84'	13.39'	1°57'31"	6.70'	S 80°47'18" E	13.39'
C5	391.84'	94.95'	13°53'02"	47.71'	S 88°42'34" E	94.72'
C6	500.16'	24.45'	2°48'04"	12.23'	N 82°43'43" E	24.45'
C7	500.16'	75.93'	8°41'59"	38.04'	N 72°58'46" E	75.89'
C8	220.00'	227.21'	59°10'28"	124.91'	N 82°02'04" W	217.25'
C9	220.00'	3.29'	0°51'21"	1.64'	S 68°48'24" W	3.29'
C10	220.00'	101.03'	26°18'45"	51.42'	S 82°23'28" W	100.15'
C11	220.00'	87.87'	22°53'08"	44.53'	N 73°00'36" W	87.29'
C12	220.00'	35.02'	9°07'11"	17.55'	N 57°00'27" W	34.98'
C13	180.00'	185.90'	59°10'28"	102.80'	S 82°02'04" E	177.79'
C14	180.00'	156.60'	49°50'51"	83.64'	S 72°22'17" E	151.71'
C15	180.00'	29.30'	9°19'34"	14.68'	N 73°02'31" E	29.27'

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
P22	46.83'	416.84'	6°26'11"	23.44'	S 86°48'12" E	46.80'

LINE	BEARING	LENGTH
P1	S 68°11'32" W	270.46'
P2	N 21°37'16" W	92.50'
P3	N 68°11'32" E	125.13'
P4	S 21°48'28" E	74.08'
P5	N 73°15'24" E	145.61'
P6	S 21°37'16" E	5.57'
P7	S 41°34'01" E	114.73'
P8	S 37°33'09" W	50.37'
P9	S 52°26'51" E	187.29'
P10	S 85°19'27" E	49.32'
P11	N 83°12'36" E	27.62'
P12	N 62°21'15" E	90.21'
P13	S 51°28'22" E	73.28'
P14	N 58°39'20" E	70.15'
P15	S 21°37'16" E	195.73'
P16	S 21°34'13" E	136.44'
P17	S 68°11'32" W	792.57'
P18	N 08°18'13" W	150.62'
P19	N 11°27'53" W	103.67'
P20	N 11°27'53" W	364.03'
P21	N 51°15'09" E	324.17'

LINE	BEARING	LENGTH
P23	N 58°24'19" W	18.41'
P24	S 18°32'57" E	161.09'
P25	N 44°14'17" E	27.95'
P26	N 70°09'37" E	25.78'
P27	N 72°04'01" E	29.45'
P28	N 11°45'19" W	36.08'
P29	S 49°40'08" W	36.84'

LEGEND

- DENOTES COMPUTED POINT
- DENOTES CONCRETE MONUMENT SET
- DENOTES IRON ROD SET
- DENOTES EXISTING PARCEL BOUNDARY
- DENOTES LOT LINE HEREBY ESTABLISHED
- DENOTES RIGHT-OF-WAY LINE HEREBY ESTABLISHED
- DENOTES DEED PARCEL LINE HEREBY ABANDONED
- DENOTES CRITICAL AREA BOUNDARY
- DENOTES FLOOD ZONE BOUNDARY
- DENOTES NON TIDAL WETLANDS
- DENOTES EXISTING TREE LINE
- DENOTES EXISTING TREES
- DENOTES REFORESTATION OR TREE REPLACEMENT AREA
- DENOTES WETLAND MITIGATION REFORESTATION AREA
- DENOTES FOREST AND FOREST INTERIOR DWELLING SPECIES (FIDS) HABITAT PROTECTION AREA
- DENOTES FOREST PROTECTION SIGNAGE
- DENOTES PROPOSED WELL
- DENOTES EXISTING WELL
- DENOTES OVERHEAD UTILITY
- DENOTES UTILITY POLE
- DENOTES SANITARY SEWER MAIN
- DENOTES SANITARY SEWER MANHOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES FOREST CLEARING OR TREE REMOVAL AREA

THE TREE CLEARING SHOWN HEREON ON LOTS 1, 2, 8, 9, 10, THE EAST SIDE OF LOT 7, RESERVED LAND PARCEL "A" AND MAXINE LANE HEREON IS DESIGNED TO ACCOMMODATE BASIC ROAD IMPROVEMENTS, DRAINAGE SWALES, LOT FILL-PAD GRADING AND LOT ACCESS/DRIVEWAYS. ADDITIONAL CLEARING ON THESE LOTS AS MAY BE REQUIRED TO ACCOMMODATE LOT DEVELOPMENT MAY BE PERMITTED SUBJECT TO THE APPROVAL OF TALBOT COUNTY. ANY ADDITIONAL CLEARING SHALL BE REPLACED 1:1 ON THE SUBJECT LOT.

