TC 304-06 Mercer/Covey SUB 1076

Revoluted 10/30/06

MSA.S.1829-6087

Martin O'Malley

Anthony G. Brown Lt. Governor



Margaret G. McHale

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/

September 7, 2007

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

Re: M1076

Mercey-Covey Subdivision and Lot Line Abandonment

Dear Ms. Verdery:

Thank you for providing information on the above-referenced subdivision and lot line abandonment. The applicant is requesting a lot line abandonment between two existing lots. Both properties lie within a designated Rural Conservation zone (RC) and is designated as a Rural Conservation Area (RCA) for Critical Area purposes. Additionally, the applicant proposes to construct a three-lot subdivision. Lot 3 will be 28.83 acres, Lot 4 will be 23.08 acres, and Lot 5 will be 5.00 acres. Acreage remaining in Revised Tax Parcel 86 will be 9.28 acres and for Revised Tax Parcel 43 will be 13.49 acres

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

- 1. Please revise the following numbers under the "Critical Area Impervious Surface Calculations" note:
 - a. Acreage for Lot 3 should be 28.83 acres, not 8.83 acres
 - b. Impervious surface coverage allowed for Lot 4 should be 144,989 square feet, not 145,055 square feet
 - c. Impervious surface coverage allowed for Revised Tax Parcel 86 should be 49,527 square feet, not 46,658 square feet
 - d. Impervious surface coverage allowed for Revised Tax Parcel 86 should be 88,143 square feet, not 87,991 square feet
- 2. While the Commission does not oppose the relocation and acreage adjustments of the Reservation of Development Rights areas (RDR) on this property, it has come to our attention that the relocation and adjustment of acreages on lands designated as RDR areas is conducted in a manner that is both difficult to track

Mercey-Covey Subdivision and Lot Line Abandonment September 7, 2007 Page 2

over time and presents potential legal issues. Consequently, Commission Staff will request a revised process, with stricter provisions, during our review of the County's upcoming Critical Area ordinance changes.

- 3. There does not appear to be an access point for Lot 5 noted on the site plan. Please have the applicant delineate on the site plan how Lot 5 will be accessed.
- 4. Portions of the property fall within a region designated as a sensitive species review area. The species in question is identified as a Federally-listed species. Prior to future development of the property, an evaluation from Department of Natural Resources Wildlife and Heritage Service will be required to determine if any necessary protective measures for rare, threatened, or endangered species are needed.

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

Much Helly

TC 304-06

Robert L. Ehrlich, Jr.

Michael S. Steele



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/

October 30, 2006

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

Re: M1076 Mercer-Covey-Revised

TM 25, Parcels 43 & 86

Dear Ms. Verdery:

Thank you for providing information on the above referenced revised subdivision. The applicant proposes to create a 3-lot subdivision in addition to a revision of the lot lines on Parcel 86 and Parcel 43. The majority of the property lies within the Critical Area, and is designated as a Resource Conservation Area (RCA).

Based on the revised information provided, as well as multiple conversations with Bill Stagg of Lane Engineering, we have the following comments:

- 1. It is my understanding that the acreages of the reservation of development rights areas shown on sheet 2 are not accurate. While Commission staff was able to obtain the correct acreages from Mr. Stagg, this information should be corrected on a revised subdivision plat.
- 2. Within the development rights summary on sheet 1, please have the applicant change the wording for Tax Parcel 86 that currently reads, Parcel created January 6, 2000. It is my understanding that the parcel was created in 1973, but that a revision in acreage was completed in 2000. If the County has determined that this revised parcel retained its grandfathered status upon recordation of the 2000 line revision, then the language in the development rights notes should read, Parcel revised January 6, 2000.
- 3. It appears that access to proposed Lot 5 is intended through the perennial stream Buffer, via a 35-foot access easement. If upgrades to the existing agricultural access are proposed, including but not limited to grading, clearing, or laying of gravel or other impervious surfaces, a Buffer variance will be required.

Mary Kay Verdery M1076 Mercer-Covey October 30, 2006 Page 2

- 4. The general notes section includes a statement regarding the establishment of the Buffer on lots 4 and revised Tax Parcel 86. It appears that portions of the stream Buffer on proposed Lot 5 may also require establishment. Please have the applicant include Lot 5 in the plat note.
- 5. While Commission staff does not oppose the relocation and acreage adjustment of the reservation of development rights areas on this property, it has continually come to our attention that the relocation and adjustment of acreages on lands designated as reservation of development right areas is conducted in a manner which is difficult to track over time and which presents potential legal complications. As a result, Commission staff will raise this issue and request a revised process, with stricter provisions during our review of the County's upcoming Critical Area ordinance changes.

Thank you for the opportunity to provide comments for this revised subdivision request. Please provide a copy of the revised plat to this office once it is received. Please contact me at (410) 260-3482 if you have any questions.

Sincerely,

Kerrie L. Gallo

Natural Resource Planner

Keningaels

TC304-06

Robert L. Ehrlich, Jr. Governor

Michael S. Steele



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/criticalarca/

June 9, 2006

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

Re: M1076 Mercer-Covey TM 25, Parcels 43 &86

Dear Ms. Verdery:

Thank you for providing information on the above referenced minor subdivision. The applicant proposes to create a 3-lot subdivision in addition to a revision of the lot lines on Parcel 86 and Parcel 43. The majority of the property lies within the Critical Area, and is designated as a Resource Conservation Area (RCA).

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

- 1. Aerial photographs from 2005 indicate that structures may exist on proposed Lot 1 which are not shown on the plat. Specifically, the photos show multiple structures to the north of the existing two-story stable and barn shown on the plat. Please provide further verification of all existing structures, as well as information to support that the existing structures are not considered dwellings.
- 2. Please clarify why there are two sewage disposal areas shown on proposed Lot 2.
- 3. In evaluating the current published soil surveys, it appears that highly erodible Keyport and Mattapex soils exist on portions of the site contiguous to the 100-foot Buffer. In addition, it appears that hydric Othello soils exist on portions of the site contiguous to the 100-foot stream Buffer. The Talbot County Zoning Ordinance states that the Buffer shall be expanded beyond 100 feet to include contiguous, sensitive areas, such as hydric or highly erodible soils, whose development or disturbance may impact streams, wetlands, or other aquatic

Mary Kay Verdery M1076 Mercer-Covey June 9, 2006 Page 2

environments. Please have the applicant provide a soils overlay in order to identify potential areas requiring Buffer expansion.

- 4. There is a proposed SDA shown within the reservation of development rights area on Revised Tax Parcel 43. Based on the Critical Area acreage, there is no development right permitted within the Critical Area portion of revised Tax Parcel 43. Therefore, a sewage disposal area should not be shown on the plat in this area.
- 5. The development rights summary states that there are 18.49 acres of land within the Critical Area portion of Tax Parcel 43, south of Glebe Road. Detail sheet 3 shows that proposed Lot 3 is 11.43 acres in size and that revised Tax Parcel 43 contains 11.47 acres within the Critical Area, on the south side of Glebe Road. Based on the acreage shown on detail sheet 3, there are a total of 22.90 acres within the Critical Area on the south side of Glebe Road. This number is inconsistent with the 18.49 acres stated within the development rights summary. Please clarify.
- 6. Please note that the nontidal wetlands shown on revised Tax Parcel 43, on the south side of Glebe Road, are contiguous with the 100-foot Buffer and therefore become part of the 100-foot Buffer. While it does not appear that any activity is currently proposed which impacts these wetlands, we note that a future proposed impact would require a variance, in addition to a permit from the Maryland Department of the Environment (MDE). Please have the applicant label these wetlands as part of the Buffer on the plat.
- 7. On Sheet 1, under the development data notes, the applicant has stated that a 50-foot Buffer is required from intermittent streams within the RC portion of the site. Within the Critical Area, intermittent and perennial streams are subject to a 100-foot Buffer. Please have the applicant correct this note.

Thank you for the opportunity to provide comments for this minor subdivision request. Please provide a copy of the revised plat tot his office once it is received. Please contact me at (410) 260-3482 if you have any questions.

Sincerely,

Kerrie L. Gallo

Natural Resource Planner

Verme Valle

TC304-06

Cc: Al Kampmeyer, MDE

SURVEYOR'S CERTIFICATE I. THOMAS D. LANE HEREBY CERTIFY THAT THIS SUBDIVISION AND LOT LINE ABANOONMENT PLAT IS CORRECT; THAT IT IS	DEVELOPMENT DATA OWNERS: MICHAEL D. MERCER (PARCEL 43) JAMES F. COVEY AND PATRICIA A. COVEY (PARCEL 86) CRITICAL AREA IMPERVIOUS SURFACE CALCULATIONS LOT 3	/07 /07 /06
A SUBDIVISION AND LOT LINE ABANDONMENT OF THE LANDS CONVEYED BY JAMES F. COVEY TO MICHAEL O. MERCER BY DEED DATED DECEMBER 28, 2004 AND RECORDED AMONG THE LAND RECORDS OF TALBDT COUNTY, MARYLAND IN LIBER 13D8, AT FOLIO 623, AND THE LANDS CONVEYED BY ARTHUR F. COVEY, NAOMI J. COVEY AND LENDRA W. HUBBARD TO	13787 ROVER MILL ROAD 28088 GLEBE ROAD WEST FRIENOSHIP, MO 21794 EASTON, MO 21601 B. STATE TIDAL WETLANDS (ASSUMED ALL TIDAL WETLANDS) 0.03 AC.± B. 15% IMPERVIOUS ALLOTMENT 0.13 AC.± 5,663 SQ.FT. (410) 489-6632 (410) 822-6748 C. NET AREA USED FOR IMPERVIOUS CALCULATION 28.80 AC.± C. EXISTING IMPERVIOUS AREA 0 SQ.FT.	7/18 4/9, 3/14 8/3/ DAT
JAMES F. COVEY AND PATRICIA A. COVEY BY DEED DATED FEBRUARY 2, 1973 AND RECORDED AMONG THE AFOREMENTIONED LAND RECORDS IN LIBER 471, AT FOLIO 218 AND THAT ALL MONUMENTS ARE IN PLACE.	D. 15% IMPERVIOUS ALLOTMENT 4.32 AC.± 188,179 SQ.FT. OEED REFERENCE: 1308/623 (PARCEL 43) & 471/218 (PARCEL 86) D. 15% IMPERVIOUS AREA ALLOTMENT REMAINING 5,663 SQ.FT. E. EXISTING IMPERVIOUS AREA 75,940 SQ.FT.	
THIS SUBDIVISION AND LOT LINE ABANDONMENT PLAT HAS BEEN PREPARED BY THE LICENSEE EITHER PERSONALLY OR UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION .12 OF	TOTAL AREA OF PROPERTY: PARCEL 43 = 97.93 AC±, PARCEL 86 = 2.36 AC.± TOTAL = 1DD.29 AC. A. AREA IN NON-CRITICAL AREA 2.57 AC.± B. 15% IMPERVIOUS ALLOTMENT 0.39 AC.± 16.988 SQ.FT.	T.D.1 T.D.1 T.D.1
THE MARYLAND MINIMUM STANDARDS FDR SURVEYORS.	B. STATE TIDAL WETLANDS (ASSUMED ALL TIDAL WETLANDS) O. 89 AC.± CLIRRENT ZONING: RC (RURAL CONSERVATION) AND TR (TOWN RESIDENTIAL)* D. IMPERVIOUS AREA ALLOTMENT REMAINING 16,988 SQ.FT.	4
THOMAS O. LANE OATE	D. 15% IMPERVIOUS ALLOTMENT DEVELOPMENT STANOARDS RC ZONING* D. 15% IMPERVIOUS ALLOTMENT E. EXISTING IMPERVIOUS AREA 37,324 SQ.FT. RC ZONING* RC ZONING* D. 15% IMPERVIOUS ALLOTMENT 3.33 AC. ± 145,055 SQ.FT. A. AREA IN NON-CRITICAL AREA 17.19 AC. ± CREEK B. 15% IMPERVIOUS ALLOTMENT B. 15% IMPERVIOUS ALLOTMENT CREEK	S. ED CEED
PROPERTY LINE SURVEYOR NO. 340 LANE ENGINEERING, LLC 117 BAY STREET	C. EXISTING IMPERVIOUS AREA 0 SQ.FT. MINIMUM LOT SIZE: 2.D ACRES 1 ACRE W/O SEWER LOT 5 AVERAGE LOT SIZE: LESS THAN 5 AC. OR GREATER THAN 20 AC. 2 ACRES OR LESS A. AREA IN CRITICAL AREA 5.00 AC.±	W.B.
EASTON, MARYLAND 216D1 (410) 822-8003	BUILDING RESTRICTIONS: (FOR LOTS 2.0 ACRES ANO GREATER) (FOR LOTS 1 ACRE OR GREATER) FRONT SETBACK = 50' B. 15% IMPERVIOUS ALLOTMENT C. EXISTING IMPERVIOUS AREA D. IMPERVIOUS AREA ALLOTMENT REMAINING 32,670 SQ.FT. 32,670 SQ.FT.	7 CRM 10 PER 10 P
PROPERTY OWNER DECLARATION THE PRESENT OWNERS OF THE LAND OF WHICH THIS SUBDIVISION AND LOT LINE ABANDONMENT IS COMPRISED IS MICHAEL D. MERCER, JAMES F. COVEY AND PATRICIA A. COVEY. WE CONCUR WITH ALL NOTATIONS AND	SIDE SETBACK = 50' = 15' REVISED TAX PARCEL 86 REAR SETBACK = 50' = 25' A. AREA IN CRITICAL AREA 9.28 AC.±	30/07 SES AS OTICE NOTIV
REPRESENTATIONS ON THIS PLAT WHICH HAS BEEN PREPARED FOR AND WILL BE RECORDED AT OUR REQUEST. THIS DEVELOPMENT MAY CONTAIN JURISDICTIONAL NON—TIDAL WETLANDS WHICH HAVE NOT BEEN OFFICIALLY DELINEATED	WATERFRONT = 10D' B. STATE TIDAL WETLANDS (ASSUMED ALL TIDAL WETLANDS) 1.70 AC.± MINIMUM LOT WIDTH = 20D' C. NET AREA USED FOR IMPERVIOUS CALCULATION 7.58 AC.± NON-TIDAL WETLANDS = 25' D. 15% IMPERVIOUS ALLOTMENT 1.14 AC.± 49.658 SQ.FT.	CHANC CHANC AC, N 3 TAC,
BY THE U.S. ARMY CORPS OF ENGINEERS. THE IDENTIFICATION AND/OR DELINEATION OF JURISDICTIONAL NON—TIDAL WETLANDS SHOWN ON THIS APPLICATION IS RASED UPON THE FEOERAL MANUAL FOR IDENTIFYING AND DELINEATING	STREAMS = 10D' INTERMITTENT, 1DD' PERENNIAL = 50' INTERMITTENT, 100' PERENNIAL = 50' I	ND PE
JURISOICTIONAL WETLANDS. AS THE APPLICANT FOR THIS OEVELOPMENT PROJECT, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL NON—TIOAL WETLANDS OELINEATION'S AND REGULATIONS FOR LANDS IN THE CRITICAL AREA RESTS WITH THE U.S. ARMY CORPS OF ENGINEERS. I ALSO UNOERSTAND THAT COUNTY APPROVAL OF THIS DEVELOPMENT	PARCEL DEVELOPMENT HISTORY (TAX PARCEL 43 - SINCE JUNE 1991) A. AREA IN CRITICAL AREA LOT 1 - TAX PARCEL 32, CREATED NOVEMBER 30, 1998 B. 15% IMPERVIOUS ALLOTMENT 2.02 AC.± 87.991 SQ.FT.	7 GRA 1/13, E 20,
PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING PERMITS AND APPROVALS WHICH MAY BE REQUIRED BY THE U.S. ARMY CORPS OF ENGINEERS.	C. EXISTING IMPERVIOUS AREA D. IMPERVIOUS AREA ALLOTMENT REMAINING C. EXISTING IMPERVIOUS AREA D. IMPERVIOUS AREA ALLOTMENT REMAINING 323 SQ.FT. 87,668 SQ.FT.	SE LO SEED MINOF PER 1
THIS DEVELOPMENT MAY CONTAIN, THREATENED OR ENOANGERED SPECIES UNDER THE ENDANGEREO SPECIES ACT AS AMENDED. THE UNITED STATE DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE ADMINISTERS REGULATIONS DESIGNED TO PROTECT THESE THREATENED AND ENDANGEREO SPECIES AND THEIR HABITATS. AS THE APPLICANT FOR	LOT 2 - TAX PARCEL 152, CREATED JUNE 3, 1991 DEVELOPMENT RIGHTS SUMMARY VICINITY MAP	PEO!
THIS DEVELOPMENT ACTIVITY, WE UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL OETERMINATIONS CONCERNING THE EFFECT OF THE DEVELOPMENT ON THESE SPECIES AND THEIR HABITAT RESTS WITH THE UNITED STATES DEPARTMENT OF INTERIOR, FISH & WILDLIFE SERVICE. WE ALSO UNDERSTAND THAT COUNTY APPROVAL OF THIS PROJECT DOES NOT	OEVELOPMENT RIGHTS SHOWN HEREON ARE BASEO UPON CURRENT REGULATIONS AND MAY BE SUBJECT TO CHANGE BASED ON ZONING ORDINANCE REGULATIONS IN EFFECT AT THE TIME OF DEVELOPMENT ACTIVITY. SCALE 1" = 2000' 0 1000 2000	2 222
EXEMPT THIS PROJECT FROM OBTAINING ALL PERMITS AND APPROVALS, WHICH MAY BE REQUIRED BY THE UNITED STATES DEPARTMENT OF INTERIOR, FISH & WILDLIFE SERVICE.	TAX PARCEL 86 RC (RURAL CONSERVATION) ZONING (ADC MAP NO. 13) (IN FEET)	R.N. R.N. BY
WE, MICHAEL D. MERCER, JAMES F. COVEY AND PATRICIA A. COVEY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION.	PARCEL AREA — (BEFORE REVISION) PARCEL REVISED JANUARY 6, 2DDD, PLAT REFERENCE: PC4, 194HH DEVELOPMENT RIGHTS PERMITTED — 1	
	OEVELOPMENT RIGHTS PREVIOUSLY UTILIZEO - 1- EXISTING HOUSE DEVELOPMENT RIGHTS REMAINING - D N/F	V P V V
MICHAEL D. MERCER DATE	RESERVATION OF DEVELOPMENT RIGHTS (AFTER REVISION) 6.87 AC.± MAP 25, PARCEL 148	S = H
THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THISDAY OF, 2007.	EXISTING FOREST PROPOSED CLEARING PLAT BOOK 81, PAGE 306 REQUIRED REFORESTATION D.38 AC.± 16.1% PLAT BOOK 81, PAGE 306 PLAT BOOK 81, PAGE 306	Coas DA
NOTARY	TAX PARCEL 43 RC (RURAL CONSERVATION) ZONING- NORTH SIDE OF GLEBE RDAD	ACO 82
	PARCEL AREA (RC ZONING) — 58.83 AC.± PROPOSED N/F EXISTING RESERVATION DE DEVELOPMENT RIGHTS AREA — 13.40 AC.±	AUG ARE
JAMES F. COVEY DATE	NEEDWOOD FARM, LLC STATE TIDAL WETLANDS (ASSUMED ALL TIDAL WETLANDS) - NET RC LANDS AVAILABLE FOR DEVELOPMENT- NEEDWOOD FARM, LLC ARTHUR & SUSAN MALSIN NEEDWOOD FARM, LLC	LCAI CAI
THE OWNER HAS SWDRN TO AND SUBSCRIBED BEFDRE ME THISDAY OF	DEVELOPMENT RIGHTS PERMITTED — (1 PER 2D AC.) 2 DEVELOPMENT RIGHTS PREVIOUSLY UTILIZED — 1 — EXISTING FARMHOUSE LOT 3 MAP 25, PARCEL 53 870/658	CRIT
	DEVELOPMENT RIGHTS PROPOSEO - 1 - LOT 4 DEVELOPMENT RIGHTS REMAINING - 0 DEVELOPMENT RIGHTS REMAINING - 0 RESERVATION OF DEVELOPMENT RIGHTS (BEFORE REVISION) 13.4D AC.± RESERVATION OF DEVELOPMENT RIGHTS (AFTER REVISION) 7.6D AC.± MICHAEL A. &	942
NOTARY	EXISTING FOREST 10.17 AC.± 17.3% JULIE A. DONALDSON	yors 2024 776—97 758—
PATRICIA A. COVEY DATE	PROPOSED CLEARING REQUIREO REFORESTATION D.DD AC.± 980/225 MAP 25, PARCEL 42 980/225	Lr. (450)
THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THISDAY OF	TAX PARCEL 43 RC (RURAL CONSERVATION) ZONING - SOUTH SIDE OF GLEBE ROAD N/F	Id St. (410)
	PARCEL ACREAGE (RC ZONING) - EXISTING RESERVATION OF DEVELOPMENT RIGHTS AREA - 18.49 AC.± O.DD AC.± WILLIAM THOMAS STEVENSON MAP 25, PARCEL 32	Lan Lan
NOTARY	DEVELOPMENT RIGHTS PERMITTED - (1 PER 20 AC.) 1 DEVELOPMENT RIGHTS PREVIDUSLY UTILIZED - 0 DEVELOPMENT RIGHTS PROPOSED - 1 - LOT 5	118 - 003 -
THE POT COUNTY OFFICE OF DIAMBING AND TONING	DEVELOPMENT RIGHTS REMAINING - PROPOSED RESERVATION OF DEVELOPMENT RIGHTS AREA - 13.40 AC.+ EXISTING SEE SHEET 4 OF 5 FOR NATURAL CONSERVATION AREA LIMITS	ning ning 822-8 8410) 2
TALBOT COUNTY OFFICE OF PLANNING AND ZONING THE PURPOSE OF THIS PLAT IS TO ABANDON THE LOT LINE BETWEEN EXISTING TAX PARCEL 86, THE LANDS OF JAMES F. COVEY AND PATRICIA A. COVEY, DESCRIBED BY DEED RECORDED IN THE LAND RECORDS OF TALBOT COUNTY, MARYLAND AT LIBER 471, FOLIO 218, AND A PORTION OF EXISTING TAX PARCEL 43, THE LANDS OF MICHAEL D.	EXISTING FOREST PROPOSED CLEARING PROPOSED CLEARING REQUIRED REFORESTATION PROPOSED O.00 AC.± TAX PARCEL 86 TOT 9	d Plann mail @ lei (410) 82 21613 (411 21617 (41
MERCER, OESCRIBEO BY DEEO RECOROED IN THE AFOREMENTIONED LAND RECORDS AT LIBER 1308, FOLIO 623, AND TO SUBDIVIDE THE REMAINOER OF EXISTING TAX PARCEL 43, THE LANDS OF MICHAEL D. MERCER, DESCRIBEO IN THE	*THE "TR" PORTION OF THE PROPERTY IS DESIGNATED AS "COUNTRYSIOE PRESERVATION AREA" IN THE FEBRUARY 15, 2005 TALBOT COUNTY COMPREHENSIVE PLAN, AND UNDER RECENTLY PASSED INTERIM DENSITY STANDARDS TALBOT COUNTY BILL #996 IS LIMITED TO 1 DIL PER 20 ACRE DENSITY	911 O
AFOREMENTIDNED DEEO.	INTERIM DENSITY STANDARDS, TALBOT COUNTY BILL #996 IS LIMITED TO 1 DU PER 20 ACRE DENSITY. TAX PARCEL 43	- Lo
TALBOT COUNTY PLANNING OFFICER DATE	TR (TOWN RESIDENTIAL) ZONING - NORTH SIDE OF GLEBE ROAD*	rs ro, w
TALBOT COUNTY HEALTH DEPARTMENT REVISEO PARCEL 86 AND LOTS 3, 4 AND 5 AS SHOWN HEREON ARE APPROVED FOR INDIVIOUAL WATER AND	DEVELOPMENT RIGHTS PERMITTED - (1 DU/20 AC.) 1 DEVELOPMENT RIGHTS PREVIOUSLY UTILIZED - D DEVELOPMENT RIGHTS PREVIOUSLY UTILIZED - D DAPT OF	inee
SEWERAGE SYSTEMS AND THEIR USE IS IN ACCORDANCE WITH THE TALBOT COUNTY COMPREHENSIVE WATER AND	DEVELOPMENT RIGHTS PROPOSED - 0 1 - ASSIGNED TO LOT 4 DEVELOPMENT RIGHTS PROPOSED - 0 0	Eng Eng st. ton S (Acter S
APPROVAL ON THIS PLAT CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN COMPLIANCE WITH THE PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE. THIS APPROVAL DDES NOT SERVE AS A SEWAGE DISPOSAL INSTALLATION PERMIT AND THE PROPERTY OWNER IS NOTIFIED THAT HE/SHE MUST STILL APPLY FOR AND OBTAIN A SEWAGE DISPOSAL PERMIT BEFORE DEVELOPING THE PROPERTY. AT THE TIME OF PERMIT	OEVELOPMENT RIGHT) EXISTING FOREST PROPOSEO CLEARING D.77 AC.± 22.5% PB.1, PG.91A TAX PARCEL 45 (TOTAL) PB.1, PG.91A	Civil
FOR AND OBTAIN A SEWAGE DISPOSAL PERMIT BEFORE DEVELOPING THE PROPERTY. AT THE TIME OF PERMIT APPLICATION, THE PROPERTY WILL BE EVALUATEO PURSUANT TO COMAR 26.D4.02 AND ALL OTHER APPLICABLE LAWS AND REGULATIONS. FURTHERMORE, THE TALBOT COUNTY HEALTH DEPARTMENT MAY REQUIRE MDRE DETERMINATIVE INFORMATION ABOUT THE PROPERTY INCLUDING ADOITIONAL TESTING AND EVALUATION.	REQUIREO FOREST CONSERVATION 0.00 AC.± (NO REGULATED ACTIVITY AT THIS TIME) TAX PARCEL 43 LOT 2	0 1 W 81 148 V
REVISED TAX PARCEL 43 - REMAINING LANDS AS SHOWN HEREON IS NOT LEGALLY ESTABLISHED UNDER COMAR	TR (TOWN RESIDENTIAL) ZDNING - SDUTH SIDE DF GLEBE RDAD* E. WATSON &	
26.D4.O3 AND MAY NOT BE CONSIDERED FOR DEVELOPMENT UNTIL SUCH TIME AS EITHER THE PARCEL CAN BE SERVEO BY A COMMUNITY SEWAGE OISPOSAL SYSTEM OR EVALUATION OF THE PARCEL OEMONSTRATES THAT THE PARCEL MEETS THE PROVISIONS SET FORTH IN THE CODE OF MARYLAND REGULATIONS FOR SUBDIVISION OF LAND, IN	DEVELOPMENT RIGHTS PERMITTEO - (1/20 AC.) 1 DEVELOPMENT RIGHTS PREVIOUSLY UTILIZED - D	00. ED BY
PLACE AT THE TIME THE PROPOSAL IS SUBMITTEO. FURTHERMORE, OEVELOPMENT MUST BE CONSISTENT WITH APPLICABLE STATE AND COUNTY CODES, REGULATIONS AND LAWS, AND THE PARCEL MAY NOT BE SERVED BY NON—CONVENTIONAL MEANS OF ON—SITE SEWAGE DISPOSAL.	DEVELOPMENT RIGHTS REMAINING— 1 — ASSIGNED TO REVISED TAX PARCEL 43 (REMAINING LANDS) MAP 25, PARCEL 152 939/400	37/06 ALE B NO. 0899 0899 A.T. A.T. SIGNE B.S.
THIS SUBOIVISION AND LOT LINE ABANOONMENT PLAT HAS BEEN APPROVED BY THE TALBOT COUNTY HEALTH DEPARTMENT.	EXISTING FOREST PROPOSED CLEARING REQUIRED FOREST CONSERVATION 1.61 AC.± 9.4% 0.00 AC.± 0.00 AC.± N/F PLAT BOOK 1, PAGE 91A N/F	ν ος 1 ο ο ο ο ο ο ο ο ο ο ο ο ο ο ο ο ο
	KURTIS P. & :	E EX EX
TALBOT COUNTY HEALTH OFFICER DATE	THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONES "A5" & "C" OF THE COASTAL FLOOD PLAIN AS SHOWN ON SHAT POOK 60 PAGE 60	1156 A
TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS	THE FEDERAL INSURANCE RATE MAPS FOR TALBOT COUNTY, MARYLAND, PANELS 240D66 DD24 A. MAP 25, PARCEL 44 THE PORTION OF THE PROPERTY SHOWN AS FLOOD ZONE "A5" HAS A ONE-PERCENT CHANCE OF OCCURRENCE OF BEING	
A UTILITY AND DRAINAGE RIGHT—OF—WAY AND EASEMENT SHALL BE PROVIOED IN AND OVER STRIPS OF LAND FIFTEEN (15) FEET IN WIDTH ALONG THOSE BOUNDARY LINES CONTIGUDUS TO ANY ROAD, ANO 15' IN WIDTH (7.5' EITHER SIDE) CENTERED	INUNDATED BY A FLOOD IN ANY GIVEN YEAR. NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT IN THESE AREAS IS SUBJECT TO FEDERAL, STATE AND LOCAL REGULATIONS, FLDDO INSURANCE MAY BE REQUIRED IN ACCORDANCE WITH THE PROVISIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, (FEMA), WASHINGTON, D.C. REVISED TAX PARCEL 43	
ON ALL NEW LINES OF DIVISION AND 1D' IN WIDTH ALONG EXISTING BOUNDARY LINES (ENTIRELY ON SUBJECT PARCEL) NOT CONTIGUOUS TO ANY ROAD, EXCEPT AS OTHERWISE SHOWN HEREON.	FLOOD PLAIN LEGEND A - 100 YR. FLOOD ZONE (REMAINING LANDS)	PAR T D
REVISED TAX PARCEL 86 AND LOTS 3, 4, AND 5 SHALL BE DEVELOPED IN ACCORDANCE WITH THE "200D MARYLAND STORMWATER DESIGN MANUAL", ENVIRONMENTALLY SENSITIVE DEVELOPMENT CRITERIA (CHAPTER 5—STORMWATER CREDITS FOR INNOVATIVE SITE PLANNING). IN ACCORDANCE WITH THIS CRITERIA, TWENTY—FIVE PERCENT (25%) OF THE GROSS SITE AREA OF	B - 5DD YR. FLOOD ZONE C - AREA OF MINIMAL FLOODING KATHLEEN M. NOLAN & MARGARET C. TROIAND PART OF SHEET 3 OF 5	AEL TRIC STRICT RYLANG
THESE PARCELS/LOTS SHALL BE PROTECTED AS "NATURAL CONSERVATION AREA" AS SHOWN ON SHEETS 4 AND 5 OF 5. GROSS SITE AREA = 69.61 AC.± (100.29 AC.± LESS 30.68 AC.± REVISED TAX PARCEL 43 — REMAINING LANOS)	SHALL REQUIRE AN EROSION AND SEDIMENT CONTROL PLAN, APPROVED BY THE TALBOT SOIL CONSERVATION DISTRICT IN 867/179 SEE SHEET 5 OF 5 FOR MATURAL	AB/ HAI HAI AARYI
25% OF GROSS SITE AREA = 17.4D AC.± (25% X 69.61 AC.±) NATURAL CONSERVATION AREA PROVIDED = 18.DD AC.±	MARYLAND EROSIDN AND SEDIMENT CONTROL LAW, COMAR 4-1D3 & 26.D9.D1.D5 PLAT BOOK 53, PAGE 9 CUTTING AND CLEARING OF TREES WITHIN TALBOT COUNTY IS SUBJECT TO REVIEW BY THE TALBOT COUNTY PLANNING AND	. C) 🖳 💆 🤊
NATURAL CONSERVATION AREAS SHALL BE MAINTAINED IN A NATURAL AND PASSIVE USE. THESE AREAS SHALL BE PLANTED OR OTHERWISE MAINTAINED TO MINIMIZE THE PROLIFERATION OF NOXIOUS OR INVASIVE WEEDS OR VEGETATION, NATURAL CONSERVATION AREAS SHALL BE LIMITED TO A MAXIMUM OF TWO MOWINGS ANNUALLY. OEVIATION FROM THESE CRITERIA SHALL	ZONING OFFICE. PLEASE CONTACT THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING (410) 770-8030 FOR FURTHER INFORMATION.	STID IS
REQUIRE APPROVAL FROM THE TALBOT COUNTY DEPARTMENT DF PUBLIC WORKS PRIOR TO ANY DEVELOPMENT ACTIVITY. REVISEO TAX PARCEL 43 — REMAINING LANOS SHALL BE DEVELOPED IN ACCORDANCE WITH THE "2000 MARYLAND STORMWATER	THAT THE NORMAL FARMING OPERATIONS ON SLICH AGRICULTURAL LAND MAY CAUSE SOME INTERFERENCE WITH THE USE	
OESIGN MANUAL" AND THE TALBOT COUNTY STORMWATER MANAGEMENT CODE. LOTS 3. 4 AND 5 SHALL BE RESTRICTED TO ONE ACCESS EACH FROM GLEBE ROAD. NO ADDITIONAL NON-AGRICULTURAL	AND ENJOYMENT OF THE PROPERTY, SUCH AS ODOR, DUST, NOISE, AND DRIFT OF HERBICIDES OR CHEMICALS. THE LOT OWNER ACCEPTS THE LIMITATIONS ON USE AND ENJOYMENT AFFECTING THE PROPERTY. N/F	
ACCESS POINTS TO GLEBE ROAD SHALL BE ALLOWED TO SERVE ANY FUTURE SUBDIVISION OF LOTS 3, 4 AND 5. REVISED TAX PARCEL 86 SHALL BE RESTRICTED TO ONE ACCESS FROM GLEBE ROAD AS SHOWN HEREON.	REASDNABLE EFFORT WILL BE MADE TO LIMIT CONSTRUCTION IN FOREST HABITAT AREAS TO THE NON-BREEDING SEASON (SEPTEMBER - APRIL) FOR FOREST INTERIOR DWELLING BIRDS (FIDS), CONSTRUCTION WILL BE DESIGNED TO MINIMIZE FOREST CLEARING AND MAINTAIN A CLOSED CANOPY OVER DRIVEWAYS IF POSSIBLE. CAROL ANN CLEM MAP 25, PARCEL 190 1324/390	NDS NDS TALBO
AGRICULTURAL ACCESS TO REVISED TAX PARCEL 43 — REMAINING LANOS SHALL BE RESTRICTED TO THE EXISTING	THE SHDRELINE DEVELOPMENT BUFFER IS LOCATED AND INDICATED 100' FROM MEAN HIGH WATER OR THE LANDWARD	
AGRICULTURAL ACCESS SHOWN HEREON AND A NEW ACCESS POINT TO BE LOCATED EAST OF THE CRITICAL AREA BOUNDARY AND SUBJECT TO TALBOT COUNTY ENGINEER APPROVAL. FUTURE RESIDENTIAL DEVELOPMENT OF REVISED TAX PARCEL 43 — REMAINING LANDS MAY REQUIRE ADDITIONAL ACCESS POINTS SUBJECT TO APPROVAL BY THE TALBOT COUNTY DEPARTMENT OF	EDGE DF TIDAL WETLANDS, AND CONTINUING 25' FROM ADJOINING NON-TIDAL WETLANDS AND 1DD' FROM ADJOINING STREAMS. THE SHORELINE BUFFER IS EXPANDED BEYOND 10D' AS NOTED HEREON AND LABELED EXTENDED BUFFER, TO INCLUDE CONTIGUOUS SLOPES GREATER THAN 15%, AND CONTIGUOUS HIGHLY ERODIBLE SOILS WHICH ARE DEFINED AS LEGEN N D CRITICAL ARE OF COUNTY COUNCIL OF LOUIS C. WRIGHT, TRUSTEE ET AL. TALBOT COUNTY MARY AND SERVE OF THE PROPERTY OF THAN 15% AND CONTIGUOUS AND SERVE OF THE PROPERTY OF THAN 15% AND CONTIGUOUS AND SERVE OF THE PROPERTY OF THAN 15% AND COUNTY MARY AND SERVE OF THE PROPERTY OF THE PROPE	E E G
PUBLIC WORKS. THERE SHALL BE NO ACCESS RIGHTS BETWEEN LOTS 3 AND 4 OVER THE EXISTING HORSE TRACK.	SOILS OCCURRING ON SLOPES GREATER THAN 15%, OR SOILS OCCURRING ON SLOPES GREATER THAN 5% WITH A "K" FACTOR GREATER THAN 0.35 AS DETERMINED BY THE USDA SOILS SURVEY FOR TALBOT COUNTY. MAP 34, PARCEL 11 DENOTES PROPERTY LINE TALBOT COUNTY, MARYLAND IS OF TALBOT COUNTY. MAP 34, PARCEL 11 DENOTES PROPERTY LINE	E S ×
BUILDING PERMITS FOR LOTS 3, 4 AND 5 MAY BE RESTRICTED UNTIL ENTRANCE SPECIFICATIONS AT THE PUBLIC ROAD RIGHT-OF-WAY ARE MET IN ACCORDANCE WITH PROVISIONS OF THE TALBOT COUNTY CODE.	THE 100 FOOT SHORELINE BUFFER ON LOTS 3, 4 AND 5, AS SHDWN HEREON, SHALL BE ESTABLISHED IN THREE TIER NATURAL VEGETATION UPON CHANGE OF LAND USE. A FOREST PRESERVATION PLAN SHALL BE SUBMITTED TO TALBOT COUNTY OFFICE OF PLANNING AND ZONING FOR REVIEW AND APPROVAL. DENOTES CRITICAL AREA BOUNDARY	S E S
	REVISED TAX PARCEL 43 — REMAINING LANDS IS SUBJECT TO AN AMENDED AND RESTATED RESERVATION OF DEVELOPMENT RIGHTS AGREEMENT RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER AT FOLIO	
TALBOT COUNTY ENGINEER DATE	DENOTES EXISTING RESERVATION OF DEVELOPMENT RIGHTS AREA - (TOTAL 14.47 AC.±) REVISED TAX PARCEL 86 AND LOT 3 ARE SUBJECT TO AN AMENDED AND RESTATED RESERVATION OF DEVELOPMENT RIGHTS AREA - (TOTAL 14.47 AC.±) SOLUTION OF DEVELOPMENT RIGHTS AREA - (TOTAL 14.47 AC.±) SOLUTION OF DEVELOPMENT RIGHTS AREA - (TOTAL 14.47 AC.±)	HEET No.
	REVISED TAX PARCEL 86 AND LOT 3 ARE SUBJECT TO AN AMENDED AND RESTATED RESERVATION OF DEVELOPMENT RIGHTS AGREEMENT RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER , AT FOLIO The second of the second of the second of talbot county, maryland in liber 910, at folio The second of the second of the second of talbot county, maryland in liber 910, at folio The second of the second of the second of talbot county, maryland in liber 910, at folio The second of the second of the second of talbot county, maryland in liber 910, at folio The second of the second of the second of talbot county, maryland in liber 910, at folio The second of the second of the second of talbot county, maryland in liber 910, at folio The second of the second of the second of talbot county, maryland in liber 910, at folio The second of the second of the second of talbot county, maryland in liber 910, at folio The second of the second of the second of talbot county, maryland in liber 910, at folio The second of the second of the second of talbot county, maryland in liber 910, at folio The second of the second of the second of talbot county, maryland in liber 910, at folio The second of the second of the second of talbot county, maryland in liber 910, at folio The second of the second of the second of talbot county, maryland in liber 910, at folio The second of the second of the second of the second of talbot county, maryland in liber 910, at folio The second of the second of the second of talbot county, maryland in liber 910, at folio The second of talbot 1 the second of talbot county, maryland in liber 910, at folio The second of talbot 1 the second of talbot county, maryland in liber 910, at folio The second of talbot 1 the second of talb	1 OF 5
	F	ILE No. A554







