

TC 814-06 Miles Haven  
Lot Line Rev. L 1030

MSA. S. 1829-6125

Comments 11/27/12

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/)

January 2, 2007

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

Re: L1030 Jarell/Miles Haven  
TM 40A, P768D

Dear Ms. Verdery:

Thank you for providing information on the above referenced lot line abandonment. The applicant is proposing to abandon two existing lot lines in order to combine three existing lots into one lot. The property is designated as a Limited Development Area (LDA) and is currently undeveloped.

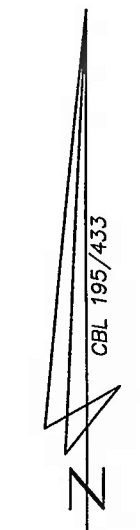
Based on the information provided, this office does not generally oppose an abandonment of the lot lines on these lots. However, it appears that afforestation of the new lot will be required at the time of development as less than 15% forest cover currently exists and the lot is undeveloped. We recommend that a note be added to the plat stating the afforestation requirement.

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

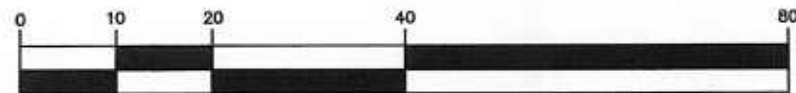
Sincerely,

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

Kerrie L. Gallo  
Natural Resource Planner  
TC 814-06



GRAPHIC SCALE



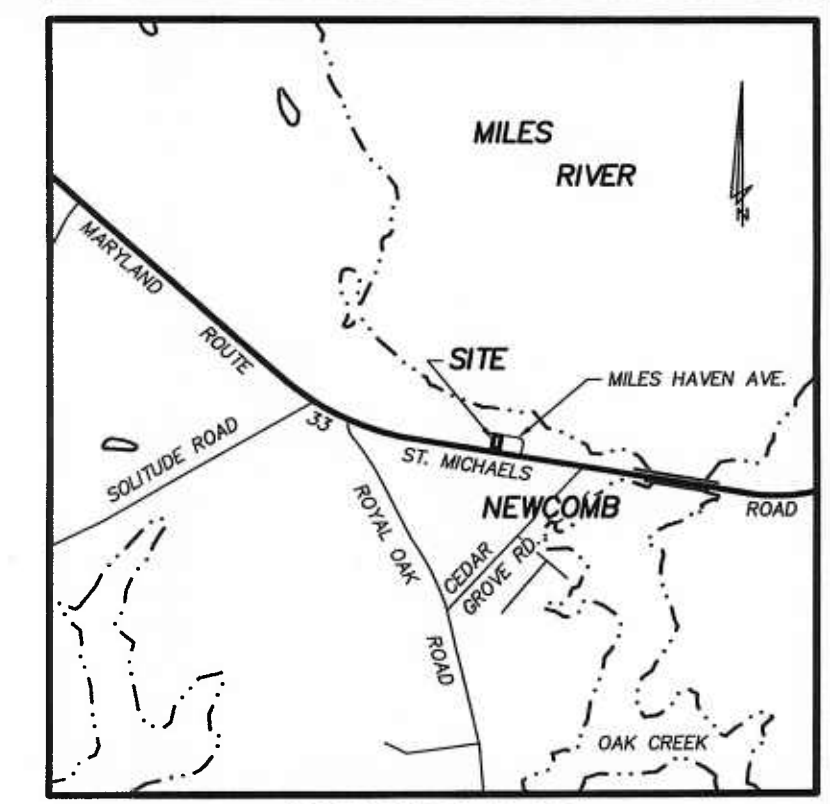
( IN FEET )  
1 inch = 20 ft.

LEGEND

- DENOTES DEED POINT UNLESS OTHERWISE NOTED
- B.R.L. DENOTES BUILDING RESTRICTION LINE
- ZONE AS DENOTES APPROXIMATE FLOOD ZONE BOUNDARY
- ⊕ DENOTES PROPOSED WELL
- ⊙ DENOTES EXISTING WELL
- E— DENOTES OVERHEAD UTILITY LINES
- T— DENOTES OVERHEAD TELEPHONE LINES
- DENOTES UTILITY POLE
- DENOTES TELEPHONE PEDESTAL
- IRF DENOTES IRON ROD FOUND
- IRS DENOTES IRON ROD SET
- DENOTES TOPOGRAPHIC CONTOUR AND ELEVATION DATUM BASED ON AN ASSUMED BENCH MARK

IMPERVIOUS SURFACE CALCULATIONS

TOTAL LOT AREA = 9,561 SQ.FT.±  
 EXISTING IMPERVIOUS SURFACE = 0 SQ.FT.  
 ALLOWABLE IMPERVIOUS SURFACE = 2,390 SQ.FT.  
 (25% OF TOTAL SITE MINUS EXISTING IMPERVIOUS SURFACES)



VICINITY MAP  
SCALE: 1" = 2,000'

GENERAL NOTES

- FOR CURRENT DEED REFERENCE SEE LIBER M.A.S. 1034, FOLIO 101.
- FOR PLAT REFERENCE SEE LIBER C.B.L. 195, FOLIO 433.
- THE ZONING CLASSIFICATION ARE: VLLAGE CENTER - VC.
- THE PROPERTY SHOWN HEREON IS LOCATED ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE MINIMUM LOT SIZE ALLOWED IS 10,000 SQ. FT. (WITH PUBLIC SEWER).
- BUILDING SETBACKS AS SHOWN ARE MINIMUM.  
 FRONT YARD 25 FEET  
 SIDE YARD 10 FEET  
 REAR YARD 25 FEET  
 STATE HIGHWAY 50 FEET
- PRIOR TO CONSTRUCTION OF IMPROVEMENTS, THE OWNER SHALL CONTACT THE TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS, SANITARY DISTRICT FOR SANITARY SEWER CONNECTION DETAILS AND APPLICATION FEES.
- AREA OF EXISTING  
 LOT 10 = 3,187 SQ.FT.±  
 LOT 11 = 3,187 SQ.FT.±  
 LOT 12 = 3,187 SQ.FT.±  
 TOTAL AREA LOTS COMBINED (LOT 10-R) = 9,561 SQ.FT.±
- NO FOREST EXISTS ON SITE.

PURPOSE AND INTENT

THE PURPOSE OF THIS PLAT IS TO COMBINE EXISTING LOTS 10-12, SECTION "C" OF MILES HAVEN INTO ONE BUILDING LOT.

NONTIDAL WETLAND DISCLAIMER

THIS DEVELOPMENT MAY CONTAIN JURISDICTIONAL NONTIDAL WETLANDS WHICH HAVE NOT BEEN OFFICIALLY Delineated BY THE MARYLAND DEPARTMENT OF NATURAL RESOURCES NONTIDAL WETLANDS DIVISION AND, IN SOME CASES, THE U.S. ARMY CORPS OF ENGINEERS. THE IDENTIFICATION AND/OR DELINEATION OF JURISDICTIONAL NONTIDAL WETLANDS AS SHOWN ON THIS APPLICATION ARE BASED UPON THE FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS. AS THE APPLICANT OF THIS DEVELOPMENT PROJECT, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL NONTIDAL WETLANDS DELINEATIONS AND REGULATIONS RESTS WITH 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.

NOTIFICATION OF THE ENDANGERED SPECIES ACT

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 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 THE COUNTY APPROVAL 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.

NATURAL RESOURCES CONSERVATION SERVICE STATEMENT

ANY LAND CLEARING, GRADING OR OTHER EARTH DISTURBANCE WITHIN THE UNINCORPORATED AREAS OF THE 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.

TREE CUTTING & CLEARING

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

AGRICULTURAL STATEMENT

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.

DRAINAGE AND UTILITY EASEMENT

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 TEN (10) FEET IN WIDTH ALONG EXISTING BOUNDARY LINES (ENTIRELY ON THE SUBJECT PARCEL) NOT CONTIGUOUS TO ANY ROAD EXCEPT AS SHOWN HEREON.

STORMWATER MANAGEMENT

THIS LOT SHALL BE DEVELOPED IN ACCORDANCE WITH THE "2000 MARYLAND STORMWATER DESIGN MANUAL", AND THE TALBOT COUNTY STORMWATER MANAGEMENT CODE.

FLOOD ZONE INFORMATION

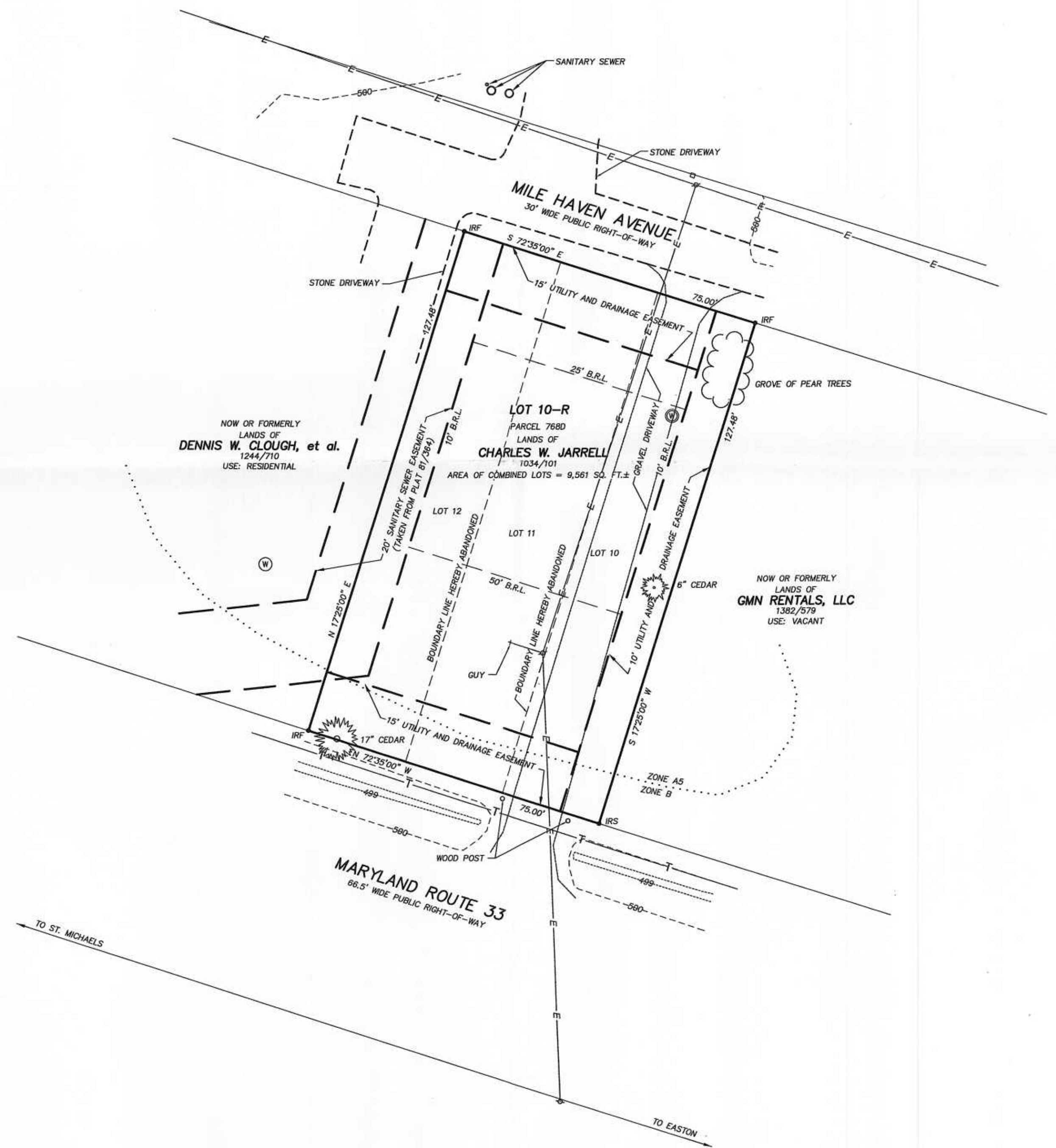
THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "A" & "B" LOCATED WITHIN THE COASTAL FLOOD PLAN AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR TALBOT COUNTY, MARYLAND. THEREFORE, MANDATORY FLOOD INSURANCE IS REQUIRED IN ACCORDANCE WITH THE PROVISIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, DC. SEE FEMA MAP No. 240068 0031 A. NO ONSITE ELEVATIONS WERE TAKEN TO DETERMINE ACTUAL FIELD CONDITIONS.

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

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

DEVELOPMENT RIGHTS

PERMITTED - (3) LOTS 10, 11, & 12  
 USED - (1) REVISED LOT 10-R  
 REMAINING - (0)



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE BOUNDARY LINE REVISION PLAT SHOWN HEREON WAS PREPARED BY MCRONE, INC. AT WHICH TIME THE UNDERSIGNED REGISTERED SURVEYOR WAS IN RESPONSIBLE CHARGE OF ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT IS IN COMPLIANCE WITH THE REQUIREMENTS STATED IN COMAR 09.13.06.12 OF THE MINIMUM STANDARDS FOR SURVEYORS. THAT IT IS THE LANDS CONVEYED TO CHARLES W. JARRELL BY ROBERT D. HIGGINS AND TERESA A. HIGGINS DEED DATED NOVEMBER 30, 2001 AND RECORDED IN THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER MAS 1034, FOLIO 101.

DAVO R. JOINER DATE  
 PROPERTY LINE SURVEYOR No. 414  
 207 W. LIBERTY STREET  
 CENTREVILLE, MARYLAND 21617

PLANNING AND ZONING

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

PLANNING OFFICER DATE

HEALTH DEPARTMENT

THIS LOT LINE REVISION PLAT HAS BEEN APPROVED BY THE TALBOT COUNTY HEALTH DEPARTMENT. THE REVISED LOT 10-R AS SHOWN HEREON IS APPROVED FOR ONE COMMUNITY SEWER CONNECTION AND FOR AN 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.

HEALTH OFFICER DATE

LAND OWNER

THE PRESENT OWNER OF THE LAND OF WHICH THIS BOUNDARY LINE REVISION IS COMPRISED IS:

CHARLES W. JARRELL  
 8 CREAMERY LANE  
 EASTON, MARYLAND 21601  
 (410) 822-0497

THE OWNER CONCURS WITH ALL NOTATIONS AND REPRESENTATIONS ON THIS PLAT WHICH IS PREPARED AND WILL BE RECORDED AT THEIR REQUEST.

I, THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY AGREE TO THE POSITION OF THE PROPERTY LINES AS ESTABLISHED BY THIS PLAT, AND TO THE POINTS SET IN THE FIELD AS INDICATED HEREON.

CHARLES W. JARRELL  
 THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006

MY COMMISSION EXPIRES \_\_\_\_\_

REVISIONS

REV. #	DATE	DESCRIPTION
1	9-22-06	PER TECHNICAL ADVISORY COMMITTEE REVIEW

**MCRONE**  
 Engineering • Environmental Sciences  
 Construction Services • Land Planning & Surveying  
 ANNAPOLIS • CENTREVILLE • DOVER • ELKTON • SALISBURY  
 207 NORTH LIBERTY STREET  
 CENTREVILLE, MARYLAND 21617  
 (410) 798-2237 • FAX (410) 788-2464  
 www.mcrone-inc.com Copyright 2006

DATE:	MAY 2006
JOB NUMBER:	D1050446
SCALE:	AS SHOWN
DRAWN BY:	MDN
DESIGNED BY:	
APPROVED BY:	
FOLDER REFERENCE:	2468

MINOR LOT LINE REVISION  
 BETWEEN LOTS 10-12, SECTION C  
**MILES HAVEN**  
 SECOND ELECTION DISTRICT, TALBOT COUNTY, MARYLAND  
 TAX MAP - 40A, GRID - N/A, PARCEL - 768D  
 PREPARED FOR: CHARLES W. JARRELL

RECEIVED  
 SEP 22 2006

SHEET NO.: \_\_\_\_\_  
 FILE NO.: 05446-1.dwg