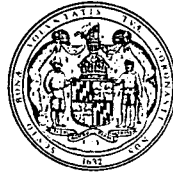


MSA. S. 1829-6128

Comments 1/21/07 - Med  
12/27/07 M



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

December 27, 2007

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

Re: L1069  
Avalon Limited Partnership Lot Line Revision

Dear Ms. Verdery:

Thank you for providing information on the above referenced site plan. The applicant is requesting a lot line revision between two parcels (Revised Lot 6, Lot 7) to create one lot. Both properties are located in a Limited Development Area (LDA). Both lots are currently undeveloped. Total allowable impervious surface onsite is 6,902 square feet. Total forest coverage is 15,175 square feet.

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

1. 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.
2. Please have the applicant state on the plat that there are no further development rights or impervious surface areas permitted on Revised Lot 6.

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  
TC 832-06

OWNER: LOTS 6 AND 7  
 AVALON LIMITED PARTNERSHIP  
 9200 RUMSEY ROAD SUITE 200  
 COLUMBIA, MD 21045  
 PHONE: 410-997-7222  
 DEED REFERENCE: 671/87 & 792/819  
 PLAT REFERENCE: 81/668

NOTE: THE PROPERTY SHOWN HEREON LIES PARTIALLY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

ZONING CLASSIFICATION: VC (VILLAGE CENTER)  
 MINIMUM LOT SIZE: 10,000 SQUARE FEET WITH SEWER  
 MINIMUM LOT WIDTH: 75'

BUILDING RESTRICTIONS: LOTS SMALLER THAN 1 ACRE  
 FRONT: 25' OR AS NEEDED TO MEET REQUIRED MINIMUM LOT WIDTH  
 SIDE: 10'  
 REAR: 25'

**FLOOD ZONE INFORMATION**

THE PROPERTY SHOWN HEREON IS IN FLOOD ZONE "C" 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. AS SHOWN ON FEMA MAP COMMUNITY MAP NO. 240066 0035 A.

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

**PROPERTY OWNER DECLARATION:**

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

WE, AVALON LIMITED PARTNERSHIP, OWNER OF LOT 6 AND LOT 7, AS SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS REVISION OF LOT LINES OF LOT 6, ABANDONMENT OF LOT 7 AND THE ABANDONMENT OF THE SHARED ACCESS EASEMENT FOR LOTS 6 AND 7.

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.

\_\_\_\_\_  
 AVALON LIMITED PARTNERSHIP C/O  
 RICHARD HAYWARD, VICE PRESIDENT

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY  
 OF \_\_\_\_\_ 2008.

\_\_\_\_\_  
 NOTARY

**SURVEYOR'S CERTIFICATE:**

THE PRESENT OWNER OF THE LAND OF WHICH THIS LINE REVISION, LOT ABANDONMENT AND SHARED ACCESS EASEMENT ABANDONMENT IS COMPRISED IS AVALON LIMITED PARTNERSHIP. THE OWNER CONCURS WITH ALL NOTATIONS AND REPRESENTATIONS ON THIS PLAT WHICH IS PREPARED 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 LINE REVISION, LOT ABANDONMENT AND SHARED ACCESS EASEMENT ABANDONMENT OF THE LAND CONVEYED BY BEECH CREEK ASSOCIATES TO AVALON LIMITED PARTNERSHIP BY DEED DATED JUNE 15, 1989 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 671, FOLIO 87 AND THAT ALL MONUMENTS ARE IN PLACE.

THIS REVISION PLAT HAS BEEN PREPARED BY THE LICENSEE EITHER PERSONALLY OR UNDER THEIR DIRECT SUPERVISION AND COMPLES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION .12 OF THE MARYLAND MINIMUM STANDARDS FOR SURVEYORS.

\_\_\_\_\_  
 THOMAS D. LANE  
 PROPERTY LINE SURVEYOR NO. 340  
 117 BAY STREET P.O. BOX 1767  
 EASTON, MARYLAND 21601  
 (410)822-8003

**TALBOT COUNTY OFFICE OF PLANNING AND ZONING:**

THIS PLAT REPRESENTS THE REVISION OF LOT LINES FOR LOT 6 & THE ABANDONMENT OF LOT 7 AND THE SHARED ACCESS EASEMENT AS PREVIOUSLY RECORDED AMONG THE PLAT RECORDS OF TALBOT COUNTY, MARYLAND AT PLAT BOOK MAS 81/668, AND DOES NOT CONSTITUTE ANY NEW BUILDABLE LOTS UNDER THE TERMS OF TALBOT COUNTY ZONING ORDINANCE.

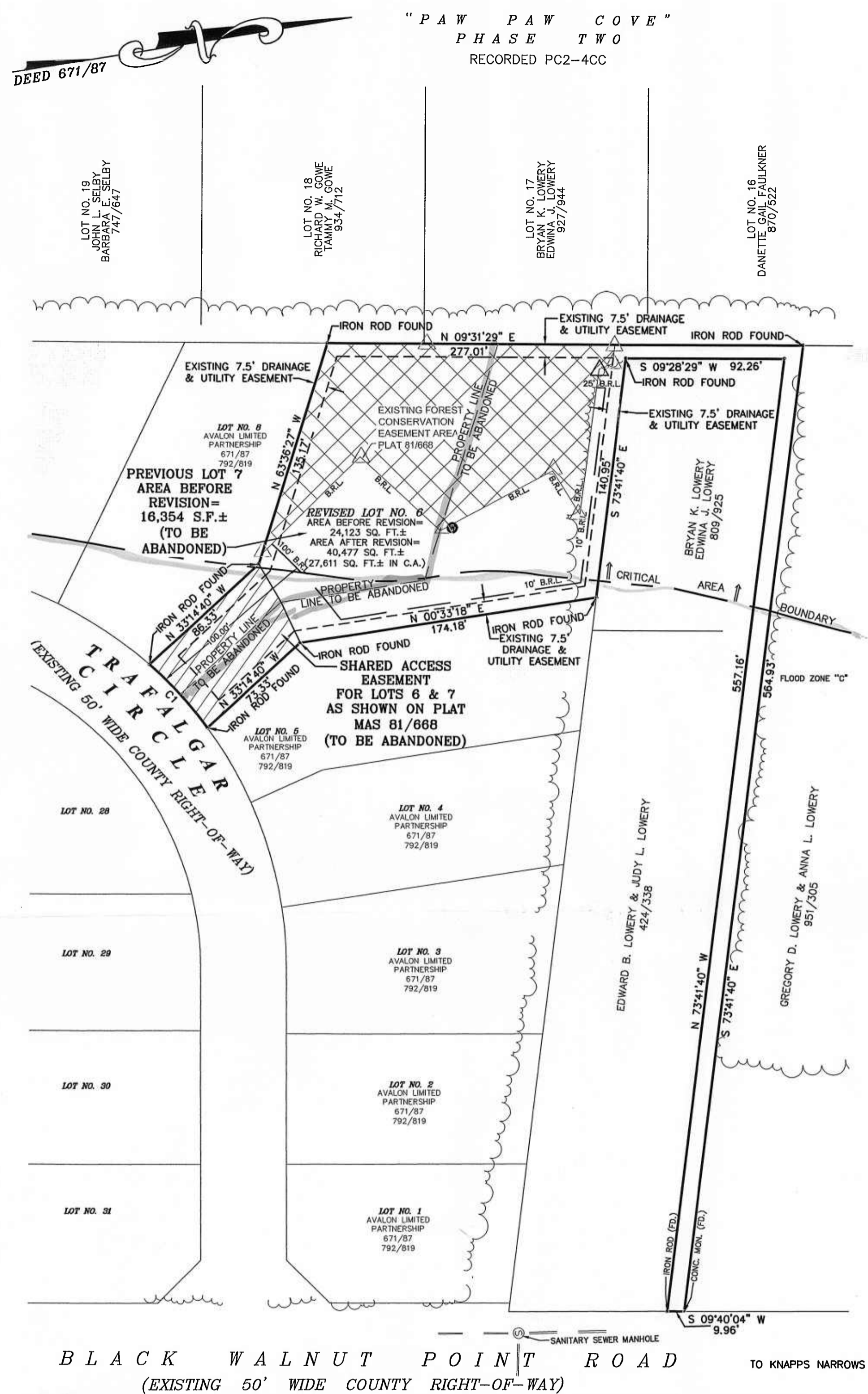
\_\_\_\_\_  
 PLANNING OFFICER

**TALBOT COUNTY HEALTH DEPARTMENT**

THIS REVISION PLAT HAS BEEN APPROVED BY THE TALBOT COUNTY HEALTH DEPARTMENT.

REVISED LOT 6 IS 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.

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



BLACK WALNUT POINT ROAD  
 (EXISTING 50' WIDE COUNTY RIGHT-OF-WAY)  
 TO KNAPPS NARROWS

**DEVELOPMENT RIGHTS CALCULATIONS:**

**LOT 6**  
 TOTAL AREA= 0.554 AC.± (BEFORE REVISION)  
 DEVELOPMENT RIGHTS PERMITTED= 1  
 DEVELOPMENT RIGHTS UTILIZED= 1  
 DEVELOPMENT RIGHTS REMAINING= 0

**LOT 7**  
 TOTAL AREA= 0.375 AC.± (BEFORE REVISION)  
 DEVELOPMENT RIGHTS PERMITTED= 1  
 DEVELOPMENT RIGHTS UTILIZED= 1  
 DEVELOPMENT RIGHTS REMAINING= 0

NOTE: 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.

**IMPERVIOUS AREA CALCULATIONS, REVISED LOT 6:**  
 LOT 6 AND LOT 7 (BEFORE REVISION)= 0.634 AC± (27,611 SF±)  
 ALLOWABLE IMPERVIOUS AREA= 6,902 SF  
 TOTAL EXISTING IMPERVIOUS AREA= 0 SF  
 IMPERVIOUS AREA REMAINING= 6,902 SF

**FOREST CONSERVATION AREA:**  
 LOT 6 AND LOT 7 (BEFORE REVISION)= 15,175 SF±  
 REVISED LOT 6= 15,175 SF±

NOTE: THE FOREST CONSERVATION EASEMENT AREA, AS RECORDED WITH THE SUBDIVISION PLAT, AMONG THE PLAT RECORDS OF TALBOT COUNTY AT MAS 81/668, IS NOT AFFECTED BY THIS LINE REVISION. THERE ARE NO CHANGES IN THE FOREST CONSERVATION EASEMENT AREA.



SCALE IN FEET  
 1000 0' 1000 2000  
 VICINITY MAP  
 SCALE: 1" = 2000'  
 Copyright of the ADC Map People  
 Permitted Use No. 20992180  
 (ADC MAP No. 16)

REVISIONS			
No.	DATE	DESCRIPTION	BY

**GENERAL 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 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.

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 HERBICIDES OR CHEMICALS. THE LOT OWNER ACCEPTS THE LIMITATIONS ON USE AND ENJOYMENT AFFECTING THE PROPERTY.

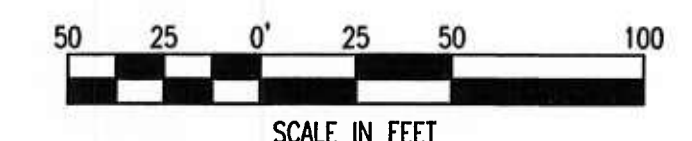
ANY CUTTING AND CLEARING OF TREES WITHIN TALBOT COUNTY IS SUBJECT TO REVIEW BY THE TALBOT COUNTY PLANNING OFFICE. PLEASE CONTACT THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING (410-770-8030) FOR MORE INFORMATION.

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 EROSION AND SEDIMENT CONTROL ORDINANCE, AND THAT STATE OF MARYLAND EROSION AND SEDIMENT CONTROL LAW, COMAR 4-103 & 26.09.01.05

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.

**LEGEND**

- IRON ROD SET (UNLESS OTHERWISE NOTED)
- CONCRETE MONUMENT SET (UNLESS OTHERWISE NOTED)
- ABANDONED SHARED ACCESS EASEMENT
- EXISTING FOREST CONSERVATION EASEMENT TO REMAIN
- BUILDING RESTRICTION LINE
- ⊙ - PROPOSED WELL
- △ - FOREST CONSERVATION EASEMENT SIGN



CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	DISTANCE
C1	50.09'	235.00'	N 58°45'20" E	50.00'

**Lane Engineering, LLC**  
 Established 1986  
 Civil Engineers • Land Planning • Land Surveyors  
 117 Bay St. Easton, MD 21601 (410) 822-8003  
 15 Washington St. Cambridge, MD 21613 (410) 221-0818  
 1148 West Water St. Centreville, MD 21617 (410) 758-2095

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED HERE:

RECEIVED  
 DEC 14 2007  
 CRITICAL AREA COMMISSION  
 Chesapeake & Atlantic Coastal Bays

REVISION PLAT  
 Lots 6 and 7  
 Phase 4  
 of  
 Tilghman on the Chesapeake  
 TALBOT COUNTY  
 TAX MAP 44 GRID 15 PARCEL 4

ISSUED FOR: \_\_\_\_\_ DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 RECEIVED  
 OCT 29 2007  
 TAC Jan 9 08

SHEET No. 1 OF 1  
 SCALE: 1" = 50'  
 JOB No. 060464 FILE No. 1068

Date: 10/25/2007 User: farrall  
 Drawing Path: \\A:\2006-0400\060464\Map\SP-PLTS-060464.dwg XREF File(s): \\CBS-BASE-060464.dwg VSP-PLTS-060464.dwg VSD-BASE-060464.dwg BUDCH.dwg