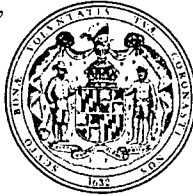


TC 204-07 Smith, Fielder
Lot Line Rev. 1053

51829-6846



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/

April 11, 2007

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

Re: 1053
Fielder Smith Lot Line Revision

Dear Ms. Verdery:

Thank you for providing information on the above referenced lot line revision. The applicant is requesting a lot line abandonment between two existing lots. Both properties lie within a designated Rural Conservation zone (RC). One lot is developed with a one- and-a-half story home, pool, three additional buildings, garage, pier, beach boat landing, and gravel driveway. The other lot is currently undeveloped.

Based on the information provided, we do not oppose the lot line abandonment. However we do have the following comments about the project.

1. The letter attached to the application from Debbie Moore mentions that tree removal is part of this project. However, there is no indication as to where the trees will be removed on the site plan. Please provide further details on this matter. In addition, there is no explanation as to why clearing is needed. If clearing will occur, planting must occur at a 1:1 ratio.

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 160-07 204-07



TALBOT COUNTY
SKETCH APPLICATION FOR
MAJOR AND MINOR REVISION PLAT

OFFICE USE ONLY:

FILE NUMBER: L1053 MAJOR:
FEE PAID: 300.00 MINOR: _____
APPLICATION REC'D - DATE: 4/3/07 TIME: _____ FCP: _____
TAC DATE: 5-9-07 PC DATE: _____ CRITICAL AREA: 4

PROJECT INFORMATION

Property #1

(1) NAME OF OWNER: Fielder Smith, J. Andrew Smith and Charles Smith
MAILING ADDRESS: 8477 Deep Cove Rd Easton, md 21601
TELEPHONE #: 410-757-9529
TAX MAP: 33 GRID: 3 PARCEL: 10 LOT: Deed Parcel 1 ZONING: RC/RAC

Property #2

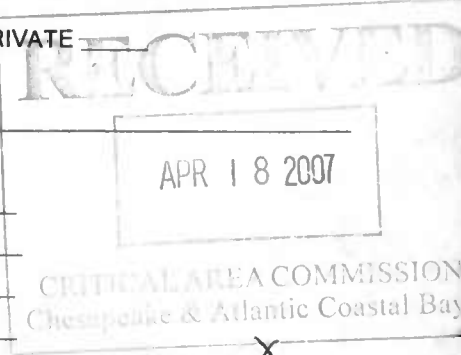
(2) NAME OF OWNER: same
MAILING ADDRESS: _____
TELEPHONE #: _____
TAX MAP: 33 GRID: 3 PARCEL: 10 LOT: Deed parcel 3 ZONING: RC/RAC

Check and note additional information for additional properties on reverse side

(3) PROJECT NAME: Revision Plat - Lands of Fielder Smith ...
(4) PROJECT ADDRESS: Miles River Neck Rd Easton, md 21601
(5) PROJECT ROAD FRONTAGE - EXISTING: STATE _____ COUNTY PRIVATE _____
PROPOSED: STATE _____ COUNTY PRIVATE _____

(6) WITHIN TOWN GROWTH AREA: no
(7) AGENT/CONTACT PERSON: Tom Lane
(8) REGISTERED ENGINEER OR SURVEYOR:

COMPANY NAME: Lane Engineering, LLC
REPRESENTATIVE: Tom Lane / Elizabeth Fink
ADDRESS: 117 Bay Street Easton, md 21601
PHONE #: 410 822 8003



(9) Property #1: WATER: COMMUNITY: _____ INDIVIDUAL: SEWER: COMMUNITY: _____ INDIVIDUAL:
(10) Property #2: WATER: COMMUNITY: _____ INDIVIDUAL: SEWER: COMMUNITY: _____ INDIVIDUAL:

(11) LIST HISTORICAL SIGNIFICANCE/IMPACTS: _____
(12) CRITICAL AREA IN RESERVATION OF DEVELOPMENT RIGHTS: _____ ac.

REQUIREMENTS OF SKETCH REVISED PLAT APPLICATION SUBMISSION:

- 1. Ten (10) paper copies of revised plat represented at a size of not more than 100 feet per inch.
- 2. Application fee as determined by fee schedule adopted by the County Council.
- 3. Four (4) copies of all approved and recorded deeds for the properties to be revised.
- 4. Four (4) copies of all plats of record for the subject lands. All plat information shall be legible.
- 5. Four (4) copies of all recorded deeds of easements, covenants and/or maintenance agreements pertaining to the subject lands.
- 6. A written listing and description of all approved or recorded subdivisions and revision activity for the subject lands.
- 7. A copy of the application for a joint Federal/State permit(s) if initial indications are that alterations of floodplains, waterways and/or wetlands may occur.
- 8. Completed checklist addressing all requirements for Sketch Revision Plat submittal.

APPLICANT FAILURE TO ADEQUATELY ADDRESS ALL APPLICATION AND CHECKLIST ITEMS AND THOSE SPECIFICATIONS IN ACCORDANCE WITH CHAPTER 168 OF THE TALBOT COUNTY CODE, MAY RESULT IN A PROJECT BEING CONSIDERED INCOMPLETE OR INACCURATE. ANY SUCH DEFICIENCIES MAY RESULT IN RETURN OF APPLICATION WITHOUT PROCEEDING THROUGH THE REVIEW PROCESS.

Elizabeth Finke, agent
Applicant's signature

4-2-07
Date

AS A MARYLAND REGISTERED DESIGN PROFESSIONAL/SURVEYOR I HEREBY CERTIFY THAT THIS APPLICATION AND ASSOCIATED PLAN(S) ARE TECHNICALLY CORRECT AND ACCURATE TO THE EXTENT NECESSARY FOR MEETING TALBOT COUNTY REQUIREMENTS FOR SKETCH REVISION PLAT SUBMISSION.

Thomas D. Smith
Signature of MD Registered
Design Professional/Surveyor

4-2-07
Date

PLATS CAN NOT BE RECORDED UNTIL FINAL APPROVAL HAS BEEN GRANTED



REVISION PLAT SKETCH CHECKLIST (MAJOR AND MINOR)

Applicant Property #1 Fielder B Smith, J. Andrew Smith and Charles Smith
Tax Map 33 Grid 3 Parcel 10 Lot Deed Parcel 1 Zoning: RC/RAC
Applicant Property #2 same
Tax Map 33 Grid 3 Parcel 10 Lot Deed Parcel 3 Zoning: RC/RAE
Surveyor Lane Engineering, LLC
Checklist completed by: Ebille Fink Date 3-20-07
Plat reviewed by: Tom Lane / Ebille Fink Date 3-20-07

The Surveyor will review each plat submission & application for completeness and accuracy. Each item shall be reviewed and checked as follows:

- Y = Information Complete and accurate.
- N/A = Information Not Applicable.
- W = Waiver of required information. Submit separate request in writing to Planning Officer.

REQUIRED REVISION PLAT NOTATIONS AND INFORMATION

Based on unique characteristics of each parcel the Technical Advisory Committee may require additional information to be submitted during the sketch plan review.

1. Name of subdivision if applicable.
2. Name, address and telephone number of property owners and/or contract purchaser, if applicable.
3. Deed reference of property. Last recorded plat reference.
4. Deed reference for any recorded right-of-ways or easements on property including existing covenants and road maintenance agreements.
5. Name, address and telephone number of any consultants/professionals used to prepare the plat.
6. Tax Map, Grid and Parcel numbers to be included in title block for each parcel.
7. Zoning district designation and minimum lot size.
8. Required building/development setbacks applicable to the subject lands including:
 - property line setbacks
 - NA special setbacks from State Highways
 - shoreline development buffer/tidal wetland buffer
 - non-tidal wetland buffer
 - NA stream setbacks
 - NA perimeter agricultural buffer
 - 20 foot Sewage Disposal Area buffer
9. Calculation of development rights permitted, utilized and remaining for future use on each lot.
10. Area calculations for each lot/parcel:
 - property size before revision
 - property size after revision
 - area in roads and rights of way
 - NA area of open space, remaining lands, etc.
 - NA area protected by Reservation of Development Rights
 - area of Chesapeake Bay Critical Area

- area of forest; both inside and outside Critical Area
 area of state/private tidal wetlands
11. Month, Day and Year of plan preparation and latest plan revision with brief revision description.
 12. Vicinity map at a scale of not more than 1"=2,000'.
 13. Graphic Scale for plan view and vicinity map.
 14. North Arrow for plan view and vicinity map.
 15. Location of existing property lines, lengths and bearings, easements and right-of-ways. An overview or outline inset may be necessary for larger parcels.
 16. Location of zoning district lines and Chesapeake Critical Area boundary, if applicable.
 17. Location and use of existing buildings, structures and burial grounds with access and notation of buildings or sites with historical and/or architectural significance.
 18. Location of existing agricultural buildings, agricultural lands/fields, watercourses, wetlands (tidal and nontidal), forests, wooded areas, hedgerows, individual standing mature trees, 100 year floodplains, habitats of threatened and endangered species, steep slopes, significantly eroding shorelines and other significant natural features of the site identified from available mapping sources and general field observations.
 N 19. Approximate existing topography and approximate existing drainage pattern identified from available mapping sources and general field observations.
 20. Location, width, name and type of all existing roads or rights-of-way within or immediately adjacent to the site.
 21. Location of property lines and ownership and deed information for all tracts or parcels adjacent to any perimeter boundary of the subject lands.
 NA 22. Location of proposed road and right-of-way locations. (All proposed lots must meet the mandatory road frontage requirement.)
 23. Proposed lot layout and proposed location of lot lines including lot dimensions and lot size.
 24. Proposed well and Sewage Disposal Area locations and/or existing well with tag number, components of septic systems and Sewage Disposal Areas and/or public water and sewer facilities where applicable.
 NA 25. Proposed location, dimensions and size of lands to be designated for community open space, public use, public dedication reserved open space, remaining lands for future development, etc.
 N 26. Location of temporary stakes set to give general field reference for important existing and proposed features such as; lot corners, SDAs, access points, etc, which could not otherwise be easily located on the site.

APPLICANT FAILURE TO ADEQUATELY ADDRESS ALL APPLICATION AND CHECKLIST ITEMS, AND THOSE SPECIFICATIONS IN ACCORDANCE WITH CHAPTER 168 OF THE TALBOT COUNTY CODE, MAY RESULT IN A PROJECT BEING CONSIDERED INCOMPLETE OR INACCURATE. ANY SUCH DEFICIENCIES MAY RESULT IN RETURN OF APPLICATION WITHOUT PROCEEDING TO THE NEXT LEVEL OF REVIEW. ONLY THAT INFORMATION SUBMITTED WITH THE ORIGINAL APPLICATION AND IN COMPLIANCE WITH SUBMITTAL DEADLINES WILL BE REVIEWED BY THE TECHNICAL ADVISORY COMMITTEE.

Erikstein Finch, Agent
Applicant's signature

4-2-07
Date

I HEREBY CERTIFY THAT THIS CHECKLIST AND ASSOCIATED PLAN ARE TECHNICALLY CORRECT AND ACCURATE TO THE EXTENT NECESSARY FOR MEETING TALBOT COUNTY REQUIREMENTS FOR REVISION PLAT REVIEW SUBMISSION.

Thomas D. Smith
Surveyor/Design Professional signature

4-2-07
Date



NIF

TALBOT COUNTY OFFICE OF PLANNING & ZONING

COURT HOUSE

11 N. WASHINGTON STREET
EASTON, MARYLAND 21601

PHONE: 410-770-8030

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

March 6, 2007

Lane Engineering, Inc.
c/o Mr. Tom Lane
117 Bay Street
Easton, Maryland 21601

Re: Smith Subdivision/Revision Inquiry
Tax Map 33; Grid 3; Parcel 10

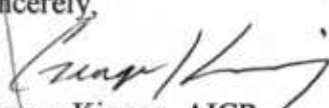
Dear Mr. Lane,

Please be advised that this office has reviewed the above-referenced parcel for the purpose of potential subdivision/revision and pursuant to your request. Following this review, the Planning and Zoning Office is not able to offer an opinion with regard to subdivision/revision potential as there are several variables that would need to be addressed by other agencies.

For example, the Critical Area portion of the lot may not conform for size due to insufficient lot width. Therefore, it is possible the lot may not be buildable and/or hold a development right based on a past opinion from the office of law on a similar situation. This office would further rely on the review of the Critical Area Commission and any issues that might arise as a result of that review.

Because there are so many potential issues that might arise from this request, the Planning and Zoning Office suggests that you take this matter to the Technical Advisory Committee, which includes representatives from all appropriate review agencies including those mentioned above. In doing so, a more comprehensive review may be had, which can answer any questions this plat may bring and further determine if this site is eligible for subdivision/revision.

Sincerely,


George Kinney, AICP
Talbot County Planning Officer

Cc: Mike Pullen, Talbot County Attorney
Technical Advisory Committee
Kerrie Gallo, Critical Area Commission

RECEIVED

MAR 07 2007

CRITICAL AREA COMMISSION

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

ZONING CLASSIFICATION: RAC (RURAL AGRICULTURAL CONSERVATION)/RC (RURAL CONSERVATION)
MINIMUM LOT SIZE: 1 ACRE (RAC) AND 2.0 ACRES (RC)
MINIMUM LOT WIDTH: 200'

BUILDING RESTRICTIONS: LOTS 2 ACRE OR MORE
50' FRONT
50' SIDE
50' REAR
25' NON TIDAL WETLANDS
100' TIDAL WETLANDS AND MEAN HIGH WATER
20' SEWAGE DISPOSAL AREA SETBACK

OWNER: TAX PARCEL 10
FIELDER B. SMITH VI & J. ANDREW SMITH & CHARLES S. SMITH
8477 DEEP COVE ROAD
EASTON, MARYLAND 21601
PHONE: (410)757-9529

DEED REFERENCE - 1252/563
PLAT REFERENCE - MAS 202, P. 340
THE LAND SHOWN HEREON IS IN FLOOD ZONES "AS" (EL. 7), "B", AND "C" AS SHOWN ON THE F.E.M.A. FEDERAL INSURANCE RATE MAPS FOR TALBOT COUNTY, MARYLAND, COMMUNITY PANEL NO. 240066 DD23 A.

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

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

PROPERTY OWNER DECLARATION

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

WE, FIELDER B. SMITH VI, J. ANDREW SMITH AND CHARLES S. SMITH, OWNERS OF TAX PARCEL 10, REVISED DEED PARCELS 1 AND 3, AS SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS REVISION OF LOT LINES.

FIELDER B. SMITH VI DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS OF 2007.

NOTARY

J. ANDREW SMITH DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS OF 2007.

NOTARY

CHARLES S. SMITH DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS OF 2007.

NOTARY

SURVEYOR'S CERTIFICATE

THE PRESENT OWNERS OF THE LAND OF WHICH THIS LINE REVISION IS COMPRISED ARE FIELDER B. SMITH, J. ANDREW SMITH, AND CHARLES S. SMITH. THE OWNERS CONCUR 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 OF THE LAND CONVEYED BY ELIZABETH K. SMITH TO FIELDER B. SMITH VI, J. ANDREW SMITH, AND CHARLES S. SMITH BY DEED DATED JUNE 06, 2004 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1252, FOLIO 563; AND THAT ALL MONUMENTS ARE IN PLACE.

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

THOMAS D. LANE DATE
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 A REVISION OF TAX PARCEL 10, DEED PARCELS 1 AND 3 OF FIELDER B. SMITH VI, J. ANDREW SMITH AND CHARLES S. SMITH, PREVIOUSLY RECORDED AMONG THE PLAT RECORDS OF TALBOT COUNTY AT MAS 202, P. 340, AND DOES NOT CONSTITUTE ANY NEW BUILDABLE LOTS UNDER THE TERMS OF THE TALBOT COUNTY ZONING ORDINANCE.

PLANNING OFFICER DATE

TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS

A UTILITY AND DRAINAGE RIGHT-OF-WAY AND EASEMENT SHALL BE PROVIDED IN AND OVER STRIPS OF LAND FIFTEEN (15) FEET IN WIDTH ALONG THOSE BOUNDARY LINES CONTIGUOUS TO 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.

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

TALBOT COUNTY HEALTH DEPARTMENT

TAX PARCEL 10, REVISED DEED PARCELS 1 AND 3 ARE INITIALLY APPROVED FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. THE SEWAGE DISPOSAL AREAS AS SHOWN HEREON ARE THE ONLY AREAS THAT HAVE BEEN EVALUATED. THIS NOTICE DOES NOT SERVE AS A SEWAGE DISPOSAL INSTALLATION PERMIT AND THE PROPERTY OWNER IS NOTIFIED THAT HE MUST STILL APPLY FOR AND OBTAIN A SEWAGE DISPOSAL PERMIT BEFORE DEVELOPING THE PROPERTY. AT THE TIME OF THE PERMIT APPLICATION, THE PROPERTY WILL BE EVALUATED PURSUANT TO COMAR 26.04.02 AND THE ENVIRONMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND, SECTION 9-217, AND ALL OTHER APPLICABLE LAWS AND REGULATIONS. FURTHERMORE, THE TALBOT COUNTY HEALTH DEPARTMENT MAY REQUIRE MORE DETERMINATIVE INFORMATION ABOUT THE PROPERTY INCLUDING ADDITIONAL TESTING AND EVALUATION.

HEALTH OFFICER DATE

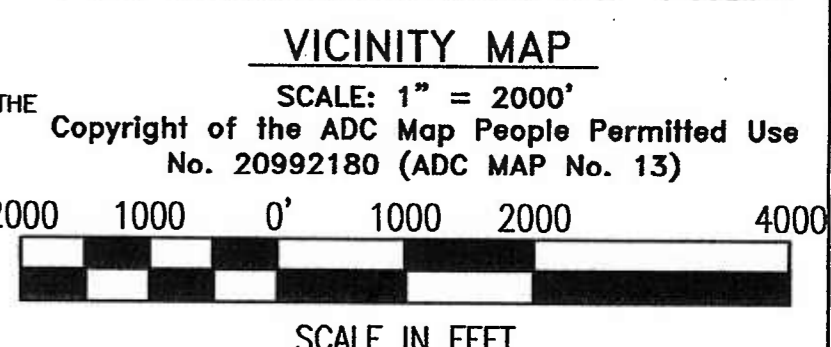
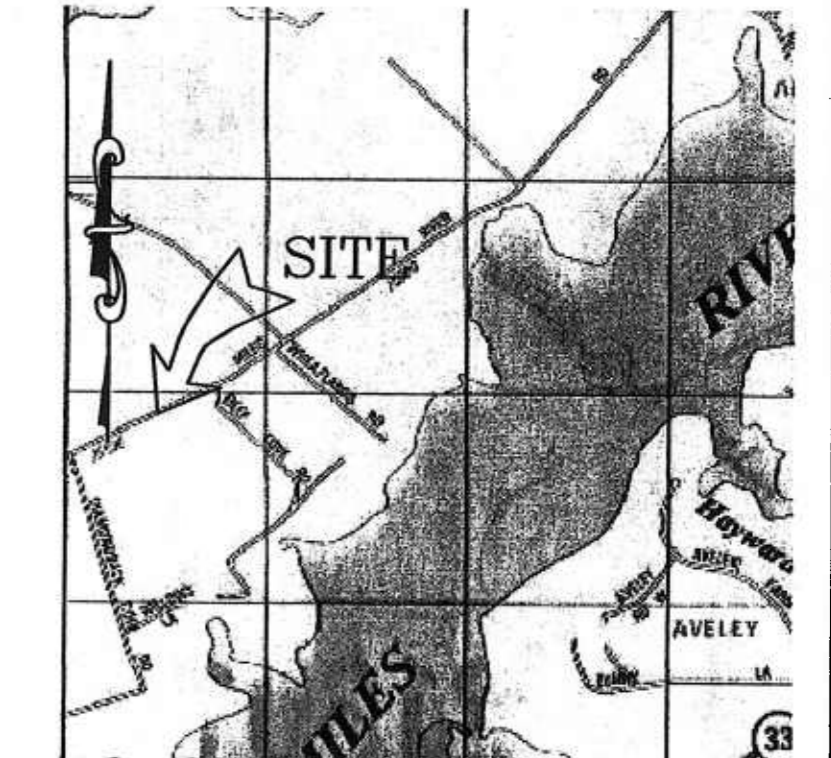
DEVELOPMENT RIGHTS CALCULATIONS

REVISED DEED PARCEL 1
CRITICAL AREA DEVELOPMENT RIGHTS
TOTAL AREA = 30.052 AC.± (BEFORE REVISION)
AREA IN CRITICAL AREA = 22.447 AC.±
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.

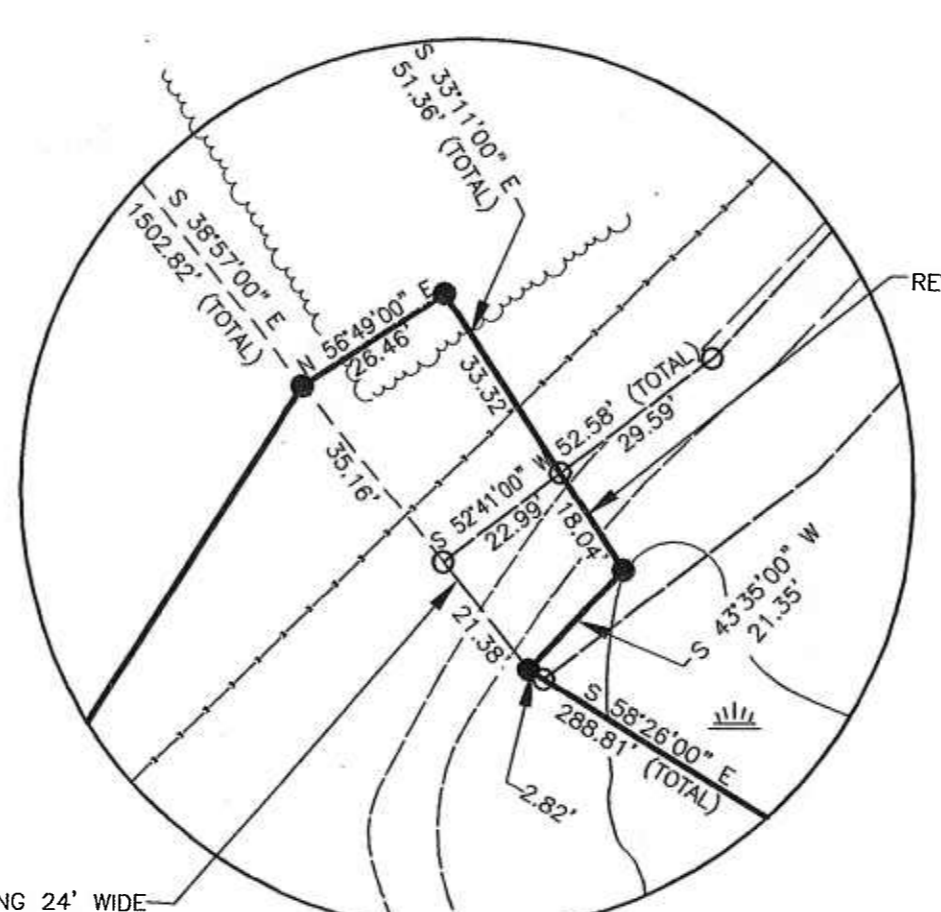
FOREST CALCULATIONS

REVISED DEED PARCEL 1
FOREST IN CRITICAL AREA = 124 SQ. FT. (0.03 AC.±)
FOREST IN NON CRITICAL AREA = 0 SQ. FT.



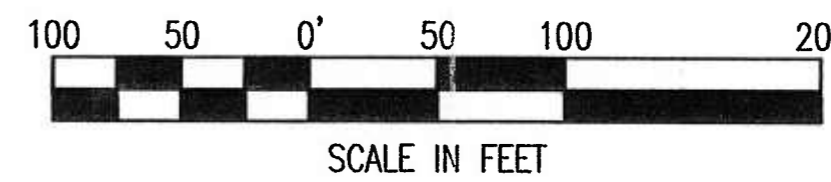
IMPERVIOUS AREA CALCULATIONS
REVISED DEED PARCEL 1
TOTAL AREA = 4.380 AC.± (AFTER REVISION)
AREA IN CRITICAL AREA = 4.795 AC.±
EXISTING IMPERVIOUS AREA = 15,746 SQ.FT.±
BUILDINGS = 1,996 SQ. FT.
GARAGE = 631 SQ. FT.
POOL = 467 SQ. FT.
CONC. PADS = 1,193 SQ. FT.
GRAVEL DRIVEWAY = 8,995 SQ. FT.
DWELLING = 2,454 SQ. FT.
ALLOWABLE IMPERVIOUS AREA @ 15% = 31,331 SQ.FT.±
REMAINING ALLOWABLE IMPERVIOUS AREA = 15,585 SQ.FT.±

TIDAL WETLAND CLASSIFICATION TABLE
CLASSIFICATION AREA OWNERSHIP
MEADOW CORDGRASS/ SPIKEGRASS 25,035 SQ. FT. PRIVATE (#41)
MARSH/ELDER/ GROUNDESEL BUSH 25,035 SQ. FT. PRIVATE (#42)



LINE TABLE
LINE BEARING LENGTH
L1 N12°48'00"E 90.02
L2 N05°26'00"W 103.45
L3 N10°41'00"E 182.38
L4 N42°44'00"W 331.11
L5 S52°41'00"W 52.58
L6 N56°49'00"E 26.46
L7 S33°11'00"E 51.36
L8 S33°26'30"E 74.57
L9 S13°28'24"E 116.58

LEGEND
-INDICATES NON-TIDAL WETLANDS
-INDICATES TIDAL WETLANDS
-INDICATES PIZOMETER
-INDICATES OVERHEAD ELECTRICAL LINE
-INDICATES UTILITY POLE
-INDICATES ELECTRIC TRANSFORMER BOX
-INDICATES EDGE OF WOODS
-INDICATES SEWAGE DISPOSAL AREA (SDA)



SKETCH REVISION PLAT
DATE 03-16-07
SCALE 1"=100'
JOB NO. 070034
DRAWN BY JMC
DESIGNED BY JMC
APPROVED TDL
FILE No. B858

Vertical text on the left margin containing file paths and dates.