

- TC 572-07
SUB

Hunter, William
1089

57829-6872

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/

October 29, 2008

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

Re: **Hunter Subdivision**
1089

Dear Ms. Verdery:

Thank you for providing information on the above referenced subdivision application. The applicant proposes to create a two lot subdivision on land zoned as Resource Conservation Area (RCA). Total size of the parcel is 89.165 acres; the parcel will be subdivided into a 60.97 acre lot (Lot 1) and 28.195 acre lot (Lot 2). A total of two development rights exist on Tax Parcel 279 Deed Parcel 11; both will be utilized if the subdivision is granted. Lot 1 is currently developed with seven assorted farm buildings, concrete pads, and brick walkways. Lot 2 is currently developed with a gravel roadway and deck. Total impervious surface is 34,710 square feet on Lot 1 (1.8% of the total lot) and 40,624 square feet on Lot 2 (3.3%). The impervious amount existing on both lots fall under the 15% permitted. Total forest coverage on Lot 1 is 564,915 square feet (21.2% of the total lot size) and on Lot 2 is 758,820 square feet (61.8%).

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

1. The subdivision plat must contain information regarding existing and proposed lot coverage. Section 8, Ch. 119, 2008 Laws of Maryland at 765, contains provisions in regard to the lot coverage requirements of Natural Resources Article §8-1808.3 which may be applicable to this subdivision. Under these provisions, a development project whose initial application for development that satisfies all local requirements is filed by October 1, 2008 and whose development plan is approved (recorded) by July 1, 2010 may utilize Talbot County's approved impervious surface area limitations in effect prior to July 1, 2008 provided that:
 - a) The approved development plan remains valid in accordance with Talbot County's procedures and requirements; and
 - b) By July 1, 2010, the applicant prepares a detailed lot coverage plan drawn to scale and showing the amounts of impervious surface area, partially pervious area, and developed pervious surface area in the development project.

In addition to (a) and (b) above, Section 8, Ch. 119, 2008 Laws of Maryland at 765 requires the lot coverage plan to be approved by Talbot County and implemented in accordance with the approved lot coverage plan. Should the applicant intend to develop this subdivision in accordance with the County's impervious surface area limitations, please indicate that intent and ensure that the applicant is aware of the requirements of Chapter 119 of the 2008 Laws of Maryland for proceeding as such.

2. The applicant is currently providing a 100-foot Buffer on the site plan. It is our understanding that the applicant submitted an application for subdivision prior to July 1, 2008. Please note that Ch. 119, 2008 Laws of Maryland at 765 contains provisions in regards to a new 200-foot Buffer which may be applicable to this subdivision. Under these provisions, a subdivision located in the RCA must provide a new 200-foot Buffer *unless* an application for subdivision was submitted before July 1, 2008 *and* is legally recorded by July 1, 2010. Should the applicant fail to have the subdivision plat recorded by the July 1, 2010 deadline, then a 200-foot Buffer will apply to this project. Please ensure that the applicant is aware of this requirement as stated in Chapter 119 of the 2008 Laws of Maryland. We note this comment specifically, as a 200-foot Buffer could significantly reduce the amount of buildable area for Lot 2; all lots must be created with sufficient buildable area so that a need for variances in the future is eliminated.
3. In our March 3, 2008 letter, we requested a field delineation to confirm the presence of two intermittent streams on Lot 1 that converge to the nontidal pond. It appears that these features have been noted on the site plan, although a portion of the stream is listed as an ephemeral farm ditch. Please provide information as to when this delineation was performed and the method used to determine where and why the stream transforms into a ditch.
4. Please forward to this office a copy of the Maryland Department of Natural Resources (DNR) Wildlife and Heritage Division letter 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.

Thank you for the opportunity to provide comments on this subdivision 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: TC 572-07

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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www.dnr.state.md.us/criticalarea/

March 3, 2008

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

Re: Hunter Subdivision
1089

Dear Ms. Verdery:

Thank you for providing additional information on the above referenced subdivision application. The applicant proposes to create a two lot subdivision on land zoned as Resource Conservation Area (RCA). Total size of the parcel is 133.279 acres; 102.548 acres are located within the Critical Area. The parcel will be subdivided into a 105.084 acre lot (Tax Parcel 279 Deed Parcel 1, Lot 1), of which 74.353 acres are located in the Critical Area, and a 28.195 acre lot (Tax Parcel 279 Deed Parcel 1, Lot 2), which is located entirely within the Critical Area; Tax Parcel 31 will be abandoned and become part of Tax Parcel 279 Deed Parcel 1 Lot 1. A total of three development rights exist on Tax Parcel 279 Deed Parcel 1; two will be utilized if the subdivision is granted. Lot 1 is currently developed with seven assorted farm buildings, concrete pads, and brick walkways. Lot 2 is currently developed with a gravel roadway and deck. Total impervious surface is 129,130 square feet on Lot 1 (3.9% of the total lot) and 40,622 square feet on Lot 2 (3.3%). The impervious area existing on both lots fall under the 15% permitted. Total forest coverage on Lot 1 is 25.13 acres (23.9% of the total lot size) and is 17.42 acres (61.8%) on Lot 2.

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

1. In our previous letter, we mentioned that The National Wetlands Inventory and Department of Natural Resource wetlands maps, as well as soil surveys, showed the presence of two intermittent streams on Lot 1 that converge to the nontidal pond. These features are not shown on the current site plan. The applicant responded that the streams do not exist on quad maps, which are the source of

TTY for the Deaf

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

stream information per the Talbot County Code (§168-28). However, the Talbot County Code states that intermittent streams can also be delineated "as confirmed by field verification and at the discretion of the Planning Department." Since existing maps are conflicting, Commission staff requests that a field delineation be performed to determine if the two intermittent streams exist onsite, as field conditions should prevail in this matter.

2. In our previous letter, we mentioned that the tidal wetlands classification table on the site plan shows that, of the total amount of tidal wetlands on-site (23,458 square feet), half is privately owned and half is State-owned. The current site plan shows a decrease in state wetlands by 8,620 square feet; however, no updated wetland delineation was performed. This is a concern to Commission staff. While we understand that this change will not affect development rights for either parcel, we ask the applicant to explain how these numbers have changed without performing an updated wetland delineation.
3. It appears that applicant has acquired a DNR Wildlife and Heritage Letter. Please forward a copy of this letter to this office.

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

Sincerely,



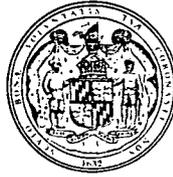
Nick Kelly

Natural Resource Planner

TC 572-07

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

**STATE OF MARYLAND
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1804 West Street, Suite 100, Annapolis, Maryland 21401
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www.dnr.state.md.us/criticalarea/

October 2, 2007

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

Re: Hunter Subdivision
1089

Dear Ms. Verdery:

Thank you for providing information on the above referenced subdivision application. The applicant proposes to create a two lot subdivision on land zoned as Resource Conservation Area (RCA). Total size of the parcel is 89.165 acres; the parcel will be subdivided into a 60.97 acre lot (Lot 1) and 28.195 acre lot (Lot 2). A total of two development rights exist on Tax Parcel 279 Deed Parcel 11; both will be utilized if the subdivision is granted. Lot 1 is currently developed with seven assorted farm buildings, concrete pads, and brick walkways. Lot 2 is currently developed with a gravel roadway and deck. Total impervious surface is 34,710 square feet on Lot 1 (1.8% of the total lot) and 40,624 square feet on Lot 2 (3.3%). The impervious amount existing on both lots fall under the 15% permitted. Total forest coverage on Lot 1 is 564,915 square feet (21.2% of the total lot size) and on Lot 2 is 758,820 square feet (61.8%).

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

1. The National Wetlands Inventory and Department of Natural Resource wetlands maps indicate there is a large area of nontidal wetlands located on the western portion of Lot 1. The wetland maps and soil surveys also show the presence of two intermittent streams on Lot 1 that converge to the nontidal pond. Please have the applicant perform a wetland delineation to ensure that existing tidal and nontidal wetlands located onsite are properly mapped.
2. The tidal wetlands classification table on the site plan mentions that, of the total amount of tidal wetlands on-site (23,458 square feet), half is privately owned and consists of marshelder/groundsel bush and meadow cordgrass/spikegrass, and half is state-owned and consists of smooth cordgrass. Seeing that the total amount of

tidal wetlands is halved raises concerns about the accuracy of this delineation. Please have the applicant perform a wetland delineation to accurately determine the amount of private and state-owned wetlands. This amount will help determine the total buildable area and the amount of impervious surface allowed for Lot 2.

3. Lot 2 should be created to have a sufficient buildable area so that a need for variances in the future is eliminated.
4. 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.

Thank you for the opportunity to provide comments on this subdivision 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 572-07

Lane Engineering, LLC

Established 1986

Civil Engineers • Land Planning • Land Surveyors

RECEIVED
JAN 24 2008

15 Washington Street
Cambridge, Maryland 21613
Tel 410-221-0818
Fax 410-476-9942

117 Bay Street
P.O. Box 1767
Easton, Maryland 21601
Tel 410-822-8003
Fax 410-822-2024

114B West Water Street
Centerville, Maryland 21617
Tel 410-758-2095
Fax 410-758-4422

January 24, 2008

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

FILE COPY

RE: William and Christine Hunter – minor subdivision and line revision
Resubmittal for TAC
41-20-279

✓ comments on 1-25-08
GF

Dear Mary Kay:

Please find enclosed ten (10) copies of the above noted plat and the additional \$150 for the line revision. This plat has been revised per the following TAC comments of October 10, 2007:

Planning and Zoning

- ✓ 1. There are only 2 development rights on the property as outlined in the Deed of Conservation Easement. This is now stated on the plat beneath the development rights calculations section, in a note referencing the easement.
- ✓ 2. The 17.652 ac is now noted as being within the non critical area.
- ✓ 3. The acreage of each area of RAC lands (now WRC) is not typically shown in the plan view; the critical area acreage for all parcels involved is shown and the noncritical area acreage can be calculated by deducting the critical area acreage from the total parcel acreage.
- ✓ 4. The note regarding the conservation easement has been expanded to indicate the parcels included.
- ✓ 5. The use of all structures is now labeled.
- ✓ 6. The parcel identification and acreage label has been moved outside of the plan view and now leaders to the parcel.
- ✓ 7. The Reservation of Development Rights area has been removed; this was an oversight on our part.
- ✓ 8. The paths on Parcel 279, Lot 1 are now shown.
- ✓ 9. A copy of the DNR heritage letter is enclosed.

Dept of Public Works

- ✓ 1. The flood zone note has been revised to indicate that flood insurance *is* required.



www.leinc.com
mail@laneengineering.com

- ✓2. The 5' road widening easement along Hopkins Neck Road has been increased to 10 feet in width.
- ✓3. Lot 1 is now restricted from direct non-agricultural access to Hopkins Neck Road. This is reflected in the DPW notes section.
- ✓4. See PZ response #8.
- ✓5. These parcels have been combined with the line revision, thus this is now a non-issue.
- ✓6. The existing gravel driveway, from North Point Road and parallel to the new line of division, will not provide public road access to Lot 1. Lot 1 shall access from the main driveway serving the house and guest cottage.
- ✓7. The portion of the existing driveway, which crosses between Lots 1 and 2, will be removed as shown. There are no access rights between these two lots.
- ✓8. A 5' road widening easement is now shown along North Point Road.
- ✓9. Utility and drainage easements are now shown in the plan view.
- ✓10. The SDA on Lot 2 has been relocated and approved by the HD. This new location, which meets the 25' setback from the roadside drainage easement, is shown.
- ✓11. The word "dry" has been added beneath the pond labels on Lot 1.
- ✓12. The dry pond at the SW corner of Lot 1 is now shown and is labeled as a "shallow water wildlife impoundment".
- ✓13. With the abandonment of the lot lines between the two parcels that have existing structures, this is no longer an issue.
- ✓14. See PZ response #5.
- ✓15. See PZ response #5.
- ✓16. "Lot 1" is part of an existing tax parcel with existing structures and thus is not considered a "new lot". The note is for Lot 2 only.
- ✓17. The impervious area calculations have been revised to add the gravel paths through the woods on Lot 1.
- ✓18. Per Paragraph D of Article III of the Easement, the subdivision is prohibited. As with all conservation easements, there is a host of items and uses that are not prohibited. It is not our responsibility to list all of these items, but the responsibility of the buyer to look at the Easement; thus the reason its reference is listed on the plat.
- ✓19. The label "drill hole found" (on Lot 1) has been expanded to state, "drill hole found in "concrete".

Talbot County Health Dept

- ✓1. The property lines between Deed Parcels 1 and 2 of Tax Parcel 279 and Tax Parcel 31 have been abandoned to eliminate septic location issues.
- ✓2. The existing agricultural well is now shown and labeled with the appropriate tag number.
- ✓3. The "garage" on Lot 1 contains a bathroom, bathroom sink, utility sink, washing machine and overflow from the car wash trap. The contents of the system, as located and evaluated by Livingston Septic, is shown in the plan view. A copy of the evaluation is also provided for your file.
- ✓4. The SDA has been relocated as shown on the plat and approved by your office.

Talbot SCD

- ✓1. No new construction is proposed at this time and thus an SCD plan is not applicable.

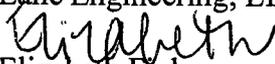
Environmental Planner

- ✓1. The driveways within the Buffer have been in existence for many, many years; aerial photos have been provided that show their existence. As such, they will not be removed.
- ✓2. The buffer establishment note has been added for the only new lot being created.
- ✓3. The nontidal wetland areas, within the woods, are shown per the NWI map. The stream does not exist on the quad map, and thus is not shown. The quad map is the source for stream information per the Code.
- ✓4. The exhibits from the Conservation Easement are now included for your review (Exhibits A, B and D). Exhibit C includes a slide presentation; this is not included.

Critical Area Commission

- ✓1. The tidal wetlands on site have been delineated. The nontidal wetlands as shown are taken from the NWI maps and will not be delineated at this time as there is no impact on the project.
- ✓2. Again, the tidal wetlands have been delineated and the allocation of private versus state wetlands has been determined.
- ✓3. Lot 2 does have sufficient buildable area.
- ✓4. A DNR heritage letter is included.

As all issues have been addressed, please place the plat on the agenda for review by the TAC committee on April 9, 2008; Planning Commission review is not required. Thank you.

Sincerely,
Lane Engineering, LLC.

Elizabeth Fink
Project Planner I

Cc: Dick Firth



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor
John R. Griffin, Secretary
Eric Schwaab, Deputy Secretary

September 25, 2007

M. Stark McLaughlin
Lane Engineering, LLC
15 Washington St.
Cambridge, MD 21613

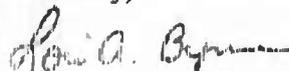
**RE: Environmental Review for Lands of William T. Hunter, Jr., North Point Road,
Talbot County, MD.**

Dear Mr. McLaughlin:

The Wildlife and Heritage Service has determined that there are no State or Federal records for rare, threatened or endangered species within the boundaries of the project site as delineated. As a result, we have no specific comments or requirements pertaining to protection measures at this time. This statement should not be interpreted however as meaning that rare, threatened or endangered species are not in fact present. If appropriate habitat is available, certain species could be present without documentation because adequate surveys have not been conducted.

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at (410) 260-8573.

Sincerely,



Lori A. Byrne,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

ER# 2007.1943

OWNER: TAX PARCELS 279 AND 31
 WILLIAM T. HUNTER, JR.
 CHRISTINE F. HUNTER
 PO BOX 1647
 EASTON, MARYLAND 21601
 PHONE: (410) 822-1335
 DEED REFERENCES: 602/210 AND 608/642 (TAX PARCEL 279)
 505/563 AND 608/631 (TAX PARCEL 31)

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

ZONING CLASSIFICATION: WRC (WESTERN RURAL CONSERVATION)
 RC (RURAL CONSERVATION)

MINIMUM LOT SIZE: 2.0 ACRES (RC) AND 1.0 ACRE (WRC)
 BUILDING RESTRICTIONS: RC AND WRC
 FRONT: 50'
 SIDE: 50'
 REAR: 50'
 NON-TIDAL WETLANDS BUFFER: 25'
 MEAN HIGH WATER/TIDAL WETLANDS BUFFER: 100'
 SEWAGE DISPOSAL AREA BUFFER: 20'
 RC
 INTERMITTENT STREAM: 100'
 PERENNIAL STREAM: 100'

FLOOD ZONE INFORMATION:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "A(EL 6)", "B", AND "C" 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, D.C. AS SHOWN ON FEMA MAP COMMUNITY MAP NO. 240066-0031 A.

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 WOULD BE INUNDED 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.

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 ADMINISTRATORS 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.

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

REMOVAL OF NATURAL VEGETATION WITHIN THE 100 FOOT SHORELINE DEVELOPMENT BUFFER IS PROHIBITED. CUTTING AND/OR MOWING OF NATURAL VEGETATION WITHIN THE BUFFER IS SUBJECT TO REVIEW BY THE PLANNING AND ZONING OFFICE. PLEASE CONTACT THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING AT (410) 770-8030 FOR FURTHER INFORMATION.

DEVELOPMENT ACTIVITIES FOR NEW WATER-DEPENDENT FACILITIES SHALL BE DESIGNATED, STAGED AND TIMED TO AVOID SIGNIFICANT DISTURBANCE TO HISTORIC WATERFOWL STAGING AND CONCENTRATION AREAS DURING THE WINTER SEASON.

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.

THE WOODSLINE SHOWN HEREON WAS TAKEN FROM THE TALBOT COUNTY AERIAL PHOTOS OF 2006.

TIDAL AND NON-TIDAL WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY LANE ENGINEERING, LLC ON 4-23-07.

THE 100 FOOT SHORELINE DEVELOPMENT BUFFER ON TAX PARCEL 279, REVISED DEED PARCEL 1 AS SHOWN HEREON, SHALL BE ESTABLISHED IN THREE TIER NATURAL VEGETATION UPON CHANGE OF LAND USE. A FOREST PRESERVATION PLAN SHALL BE SUBMITTED TO THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING FOR REVIEW AND APPROVAL.

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 NON-TIDAL 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, WILLIAM T. HUNTER, JR. AND CHRISTINE F. HUNTER, OWNERS OF TAX PARCEL 279, AS SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF REVISION.

[Signature] 2/6/09
 WILLIAM T. HUNTER, JR. DATE
 THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 6th DAY OF February, 2009.



[Signature]
 NOTARY

[Signature] 2/6/09
 CHRISTINE F. HUNTER DATE
 THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 6th DAY OF February, 2009.



[Signature]
 NOTARY

SURVEYOR'S CERTIFICATE:

THE PRESENT OWNERS OF THE LAND OF WHICH THIS REVISION IS COMPRISED ARE WILLIAM T. HUNTER, JR. AND CHRISTINE F. HUNTER. THE OWNERS CONCUR WITH ALL NOTATIONS AND REPRESENTATIONS ON THIS PLAN 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 REVISION OF THE LAND CONVEYED BY JOSEPH YINGER AND MARY C. YINGER TO WILLIAM T. HUNTER, JR. AND CHRISTINE F. HUNTER BY DEED DATED JUNE 25, 1985 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 602, FOLIO 210 AND THE LAND CONVEYED BY WILLIAM T. HUNTER, JR. AND CHRISTINE F. HUNTER TO MARYLAND ENVIRONMENTAL TRUST BY DEED DATED DECEMBER 26, 1985 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 608, FOLIO 642 (CONSERVATION EASEMENT); AND THAT ALL MONUMENTS ARE IN PLACE.

THIS REVISION PLAT HAS BEEN PREPARED BY THE LICENSEE EITHER PERSONALLY OR UNDER THEIR DIRECT SUPERVISION AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION .12 OF THE MARYLAND MINIMUM STANDARDS FOR SURVEYORS PER COMAR 09.13.06.12.

[Signature] 02-05-09
 THOMAS D. LANE DATE
 PROPERTY LINE SURVEYOR NO. 176
 117 BAY STREET P.O. BOX 176
 EASTON, MARYLAND 21601
 (410)822-8003



TALBOT COUNTY OFFICE OF PLANNING AND ZONING:

THE PURPOSE OF THIS PLAT IS TO REVISE THE LOT LINES BETWEEN REVISED DEED PARCELS 1 AND 2 OF TAX PARCEL 279, PREVIOUSLY RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 602, FOLIO 210 AND LIBER 608, FOLIO 642.

[Signature] March 25, 2009
 STACY DAHLSTROM, AICP DATE
 PLANNING OFFICER

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, 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 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", ENVIRONMENTALLY SENSITIVE DEVELOPMENT CRITERIA (CHAPTER 5-STORMWATER CREDITS FOR INNOVATIVE SITE PLANNING). DEVIATION FROM THESE CRITERIA SHALL REQUIRE APPROVAL FROM THE TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY DEVELOPMENT ACTIVITY.

TAX PARCEL 279, REVISED DEED PARCEL 2 IS DENIED DIRECT NON-AGRICULTURAL ACCESS TO HOPKINS NECK ROAD EXCEPT AT THE EXISTING DRIVEWAY AS SHOWN HEREON.

THE PORTION OF THE EXISTING DRIVEWAY THAT TRAVERSES BETWEEN TAX PARCEL 279, REVISED DEED PARCELS 1 AND 2, DOES NOT CONVEY ANY ACCESS RIGHTS.

[Signature] 3/19/09
 COUNTY ENGINEER DATE

TALBOT COUNTY HEALTH DEPARTMENT:

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

[Signature] 2/20/09
 HEALTH OFFICER DATE

LOT COVERAGE CALCULATIONS IN CRITICAL AREA:

TAX PARCEL 279, REVISED DEED PARCEL 2
 TOTAL AREA= 99,931 AC.± (AFTER REVISION)
 AREA IN CRITICAL AREA= 72,099 AC.±
 AREA TAKEN OUT FOR STATE OWNED WETLANDS= 145 SF± (0.003 AC.±)
 TOTAL ALLOWABLE LOT COVERAGE= 471,075 SF (15% OF 72,099 AC.±)
 EXISTING LOT COVERAGE:

PUMP HOUSE= 157 SF
 PAVED DRIVEWAY= 13,514 SF
 GARAGES= 5,053 SF
 DOG KENNEL= 609 SF
 SHEDS= 644 SF
 TENNIS COURT= 7,697 SF
 2 STORY DWELLING= 2,135 SF
 MAIN DWELLING= 4,819 SF
 STORAGE BUILDINGS= 389 SF
 DECK= 164 SF
 POOL= 781 SF
 POOL DECK= 1,323 SF
 AGRICULTURAL BUILDINGS= 629 SF
 ANNUAL SHELTER= 739 SF
 TRACTOR STORAGE= 988 SF
 CHICKEN HOUSE= 861 SF
 CORN CRIBS= 163 SF
 CONCRETE PADS/DRIVEWAY= 7,038 SF
 WALKWAYS= 2,380 SF
 GRAVEL PATHS/DRIVEWAY= 79,051 SF
 TOTAL EXISTING LOT COVERAGE= 129,130 SF
 ALLOWABLE REMAINING LOT COVERAGE= 341,945 SF

TAX PARCEL 279, REVISED DEED PARCEL 1
 TOTAL AREA= 33,348 AC.± (AFTER REVISION)
 AREA IN CRITICAL AREA= 30,453 AC.±
 AREA TAKEN OUT FOR STATE OWNED WETLANDS= 2,964 SF± (0.068 AC.±)
 TOTAL ALLOWABLE LOT COVERAGE= 181,894 SF (15% OF 30,385 AC.±)
 EXISTING LOT COVERAGE:

DECKS= 138 SF
 GRAVEL DRIVEWAY= 40,484 SF
 TOTAL EXISTING LOT COVERAGE= 40,622 SF
 ALLOWABLE REMAINING LOT COVERAGE= 157,914 SF

LOT COVERAGE CALCULATIONS IN NON-CRITICAL AREA:

TAX PARCEL 279, REVISED DEED PARCEL 2
 TOTAL AREA= 99,931 AC.± (AFTER REVISION)
 AREA IN NON-CRITICAL AREA= 27,832 AC.±
 TOTAL ALLOWABLE LOT COVERAGE= 181,894 SF (15% OF 27,832 AC.±)
 EXISTING LOT COVERAGE:

GRAVEL PATHS= 38,487 SQ. FT.
 BRIDGES= 308 SQ. FT.
 TOTAL EXISTING LOT COVERAGE= 38,795 SQ. FT.
 ALLOWABLE REMAINING LOT COVERAGE= 143,059 SQ. FT.

TAX PARCEL 279, REVISED DEED PARCEL 1
 TOTAL AREA= 33,348 AC.± (AFTER REVISION)
 AREA IN NON-CRITICAL AREA= 2,895 AC.±
 TOTAL ALLOWABLE IMPERVIOUS AREA= 18,916 SF (15% OF 2,895 AC.±)
 TOTAL EXISTING IMPERVIOUS AREA= 0 SQ. FT.
 ALLOWABLE REMAINING LOT COVERAGE= 18,916 SQ. FT.

FOREST CALCULATIONS:

TAX PARCEL 279, REVISED DEED PARCEL 2
 AREA= 99,931 AC. ± (AFTER REVISION)
 EXISTING FOREST IN CRITICAL AREA= 1,077,196 SF±
 AREA TAKEN OUT FOR STATE OWNED WETLANDS= 145 SF±
 EXISTING FOREST IN NON-CRITICAL AREA= 891,592 SF±

TAX PARCEL 279, REVISED DEED PARCEL 1
 AREA= 33,348 AC. ± (AFTER REVISION)
 EXISTING FOREST IN CRITICAL AREA= 776,783 SF±
 AREA TAKEN OUT FOR STATE OWNED WETLANDS= 2,964 SF±
 EXISTING FOREST IN NON-CRITICAL AREA= 15,423 SF±

DEVELOPMENT RIGHTS CALCULATIONS IN CRITICAL AREA:

TAX PARCEL 279, DEED PARCEL 1: (SEE NOTE BELOW)
 TOTAL AREA= 28,195 AC.± (BEFORE REVISION)
 AREA IN CRITICAL AREA= 28,195 AC.±
 AREA TAKEN OUT FOR STATE OWNED WETLANDS= 3,109 SF± (0.071 AC.±)
 AREA USED TO CALCULATE DEVELOPMENT RIGHTS= 28,124 AC.±
 DEVELOPMENT RIGHTS PERMITTED= 3
 DEVELOPMENT RIGHTS UTILIZED= 2 (REVISED TAX PARCEL 279, DEED PARCEL 1, LOTS 1 AND 2)
 DEVELOPMENT RIGHTS REMAINING= 1

TAX PARCEL 279, DEED PARCEL 2: (SEE NOTE BELOW)
 TOTAL AREA = 105,084 AC.± (BEFORE REVISION)
 AREA IN CRITICAL AREA = 74,353 AC.±
 DEVELOPMENT RIGHTS PERMITTED = 1
 DEVELOPMENT RIGHTS UTILIZED = 0
 DEVELOPMENT RIGHTS REMAINING = 1

TAX PARCEL 31: (SEE NOTE BELOW)
 TOTAL AREA = 10,676 AC.±
 AREA IN CRITICAL AREA = 9,643 AC.±
 DEVELOPMENT RIGHTS PERMITTED = 1
 DEVELOPMENT RIGHTS UTILIZED = 1
 DEVELOPMENT RIGHTS REMAINING = 0

DEVELOPMENT RIGHTS CALCULATIONS IN NON-CRITICAL AREA:

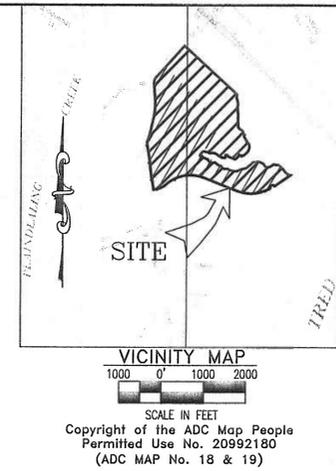
TAX PARCEL 279, DEED PARCEL 1: (SEE NOTE BELOW)
 TOTAL AREA= 28,195 AC.± (BEFORE REVISION)
 AREA IN NON-CRITICAL AREA= 0 AC.±
 DEVELOPMENT RIGHTS PERMITTED= 3
 DEVELOPMENT RIGHTS UTILIZED= 0
 DEVELOPMENT RIGHTS REMAINING= 3

TAX PARCEL 279, DEED PARCEL 2: (SEE NOTE BELOW)
 AREA = 105,084 AC.± (BEFORE REVISION)
 AREA IN NON CRITICAL AREA = 30,731 AC.±
 DEVELOPMENT RIGHTS PERMITTED = 3 (PER CONSERVATION EASEMENT 608/642)
 DEVELOPMENT RIGHTS UTILIZED = 0
 DEVELOPMENT RIGHTS REMAINING = 3

NOTE: TAX PARCEL 279, REVISED DEED PARCELS 1 AND 2 AS SHOWN HEREON ARE SUBJECT TO A DEED OF CONSERVATION EASEMENT, RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 608, FOLIO 642. THIS DEED OF CONSERVATION EASEMENT RESTRICTS THE NUMBER OF LOTS ON THE COMBINED ABOVE NOTED PARCELS TO TWO LOTS TOTAL AND RESERVES THE EXPLICIT RIGHT FOR TWO SINGLE FAMILY RESIDENCES ON THE LAND AS NOW SHOWN AS TAX PARCEL 279, REVISED DEED PARCEL 1.

RESIDENTIAL DEVELOPMENT IS SUBJECT TO COMPLIANCE WITH THE TALBOT COUNTY CODE.

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.



TIDAL WETLAND CLASSIFICATION TABLE		
CLASSIFICATION	AREA	OWNERSHIP
39-COMMON REED	10,387 SF±	PRIVATE
41-MEADOW CORDGRASS/SPIKEGRASS	904 SF±	PRIVATE
42-MARSHLEDER/GROUNDESEL BUSH	9,073 SF±	PRIVATE
51-SMOOTH CORDGRASS	3,109 SF±	STATE



REVISIONS			
No.	DATE	DESCRIPTION	BY
1	01/22/09	Revised Per 01/14/09 TAC Comments	JMC
2	02/05/09	Revised Per 01/28/09 CRM Comments	JMC

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 1149 West Water St. Centerville, MD 21617 (410) 758-2095



REVISION OF THE LANDS OF
 WILLIAM T. HUNTER, JR. AND
 CHRISTINE F. HUNTER
 IN THE SECOND ELECTION DISTRICT
 TALBOT COUNTY, MARYLAND
 TAX MAP 41 GRID 20 PARCEL 279

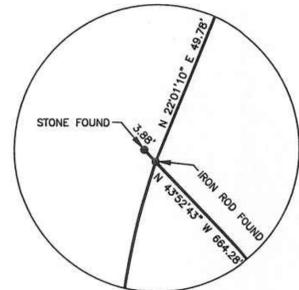
FINAL
 DAK recorded:
 March 26, 2009
 Rept #: 78755

ISSUED FOR: DATE: BY:
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 RE-SUBMITTAL TO P&Z 01/22/08 EUF
 FINAL APPROVAL 02/05/08 EUF

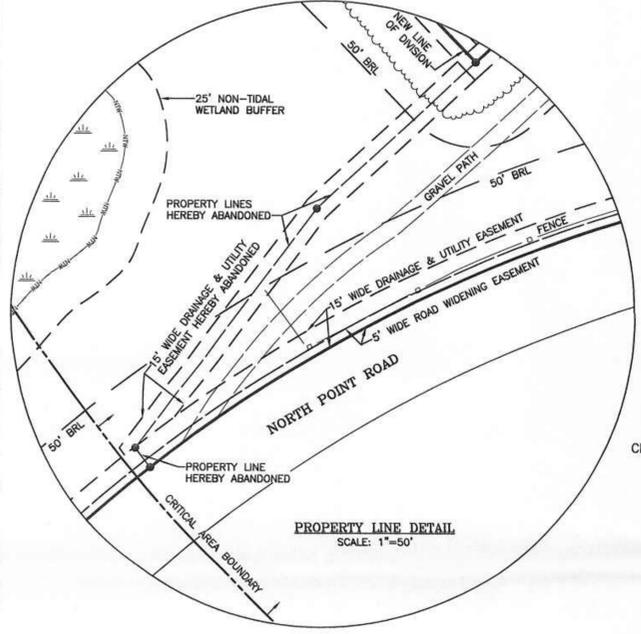
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 SHEET No. 1 OF 2
 SCALE: N/A
 JOB No. 080441 FILE No. 1007

SEE SHEET 2 OF 2 FOR PLAN VIEW

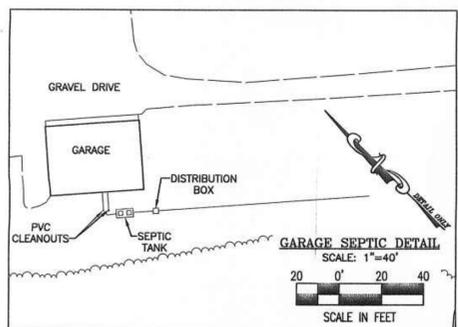
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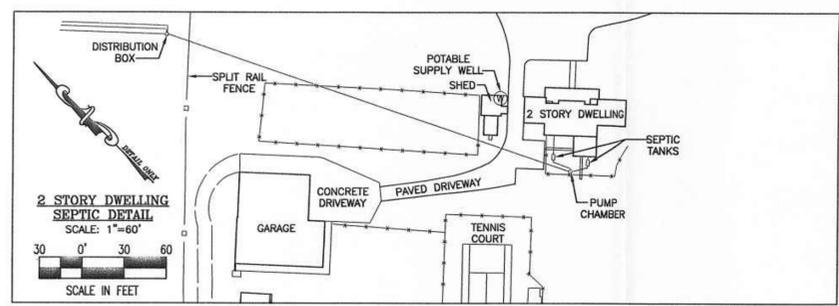
DETAIL-1
SCALE=1"=20'



PROPERTY LINE DETAIL
SCALE: 1"=50'



GARAGE SEPTIC DETAIL
SCALE: 1"=40'
SCALE IN FEET



2 STORY DWELLING SEPTIC DETAIL
SCALE: 1"=60'
SCALE IN FEET

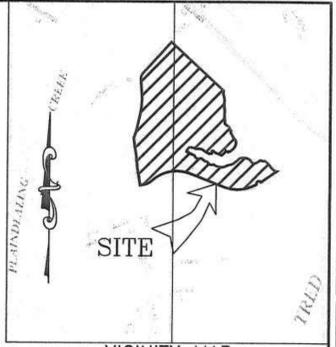
TAX PARCEL 279
REVISED DEED PARCEL 2
AREA BEFORE REVISION= 105.084 AC.±
AREA IN CRITICAL AREA= 74.353 AC.±
AREA AFTER REVISION= 99.931 AC.±
AREA IN CRITICAL AREA= 72.099 AC.±

LEGEND

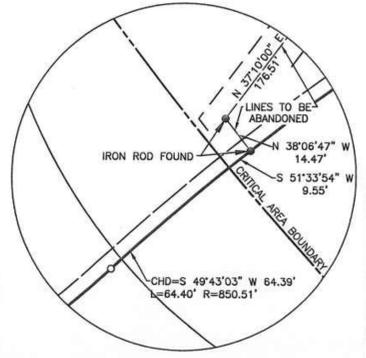
- INDICATES TIDAL WETLANDS
- INDICATES NON TIDAL WETLANDS
- INDICATES EDGE OF TIDAL WETLANDS
- INDICATES EDGE OF NON-TIDAL WETLANDS
- INDICATES A COMPUTED POINT (NOT SET)
- INDICATES SPLIT RAIL FENCE
- INDICATES FENCE

TIDAL WETLAND CLASSIFICATION TABLE

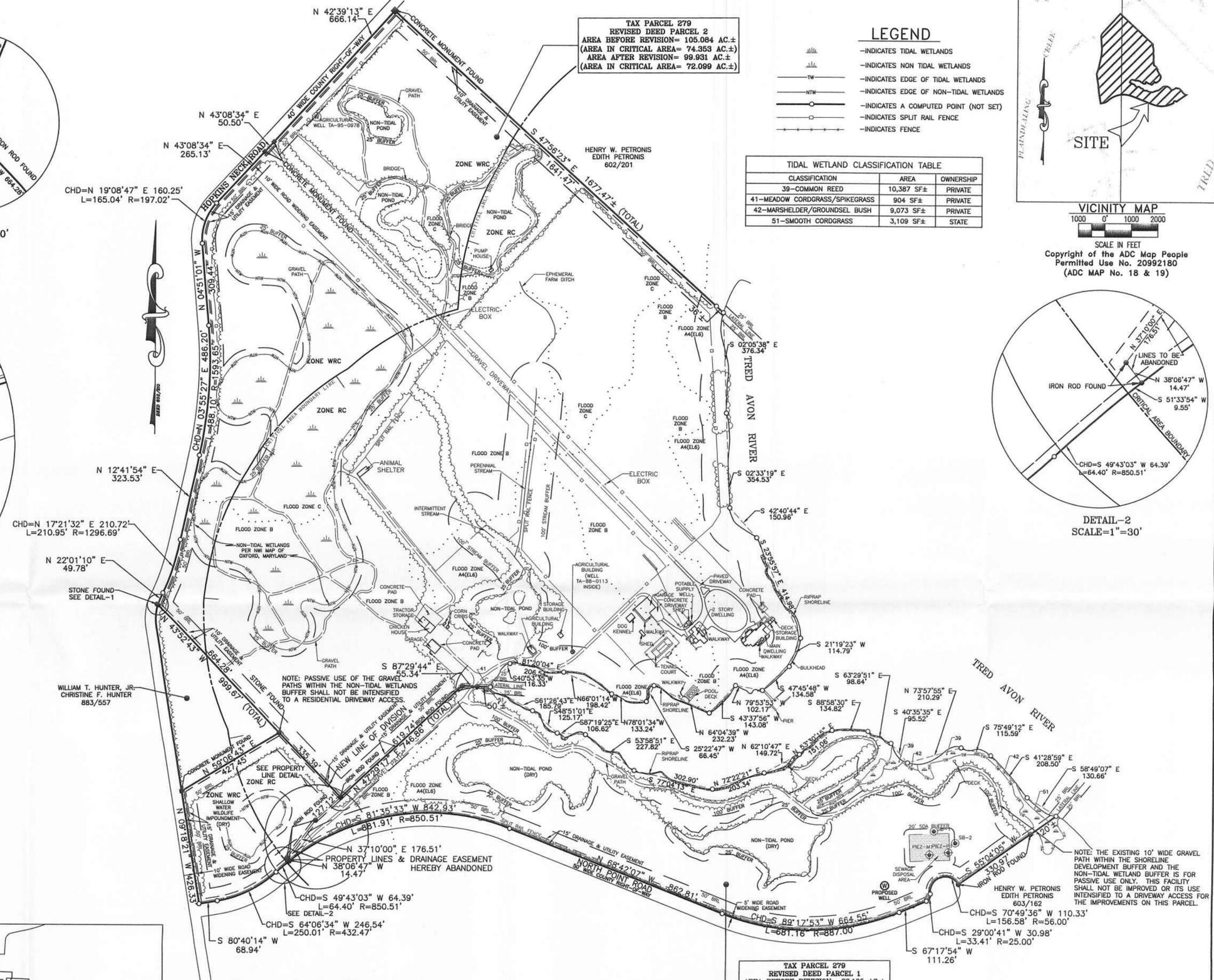
CLASSIFICATION	AREA	OWNERSHIP
39-COMMON REED	10,387 SF±	PRIVATE
41-MEADOW CORDGRASS/SPIKEGRASS	904 SF±	PRIVATE
42-MARSHLEDER/GROUNDESEL BUSH	9,073 SF±	PRIVATE
51-SMOOTH CORDGRASS	3,109 SF±	STATE



VICINITY MAP
1000 0' 1000 2000
SCALE IN FEET
Copyright of the ADC Map People
Permitted Use No. 20992180
(ADC MAP No. 18 & 19)



DETAIL-2
SCALE=1"=30'



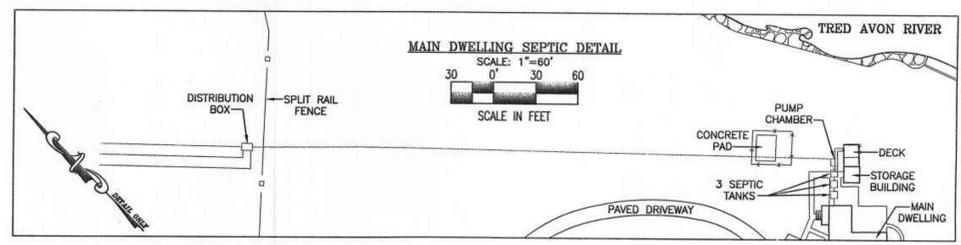
CHD=N 17°21'32" E 210.72'
L=210.95' R=1296.69'

N 22°01'10" E 49.78'

WILLIAM T. HUNTER, JR.
CHRISTINE F. HUNTER
883/557

200 100 0 100 200 400
SCALE IN FEET

TAX PARCEL 279
REVISED DEED PARCEL 1
AREA BEFORE REVISION= 28.195 AC.±
AREA IN CRITICAL AREA= 28.195 AC.±
AREA AFTER REVISION= 93.348 AC.±
AREA IN CRITICAL AREA= 30.453 AC.±



MAIN DWELLING SEPTIC DETAIL
SCALE: 1"=60'
SCALE IN FEET



REVISIONS

No.	DATE	DESCRIPTION	BY
1	01/22/09	Revised Per 01/14/09 TAC Comments	JMC
2	02/05/09	Revised Per 01/28/09 CRM Comments	JMC

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1148 West Water St., Centerville, MD 21617 (410) 758-2095



REVISION OF THE LANDS OF
WILLIAM T. HUNTER, JR. AND CHRISTINE F. HUNTER
IN THE SECOND ELECTION DISTRICT
TALBOT COUNTY, MARYLAND
TAX MAP #1 GRID 20 PARCEL 279

ISSUED FOR: SUBMITTAL TO P&Z
RE-SUBMITTAL TO P&Z
FINAL APPROVAL

DATE: 07/25/08 TDL
01/22/09 EJF
02/05/09 EJF

DATE: 07/01/08

SHEET No. 2 OF 2
SCALE: 1"=200'

JOB No. 080441 FILE No. 1007

Date: 02/05/2009 User: jcarroll
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 Project Manager: TDL
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