

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/)

September 22, 2009

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

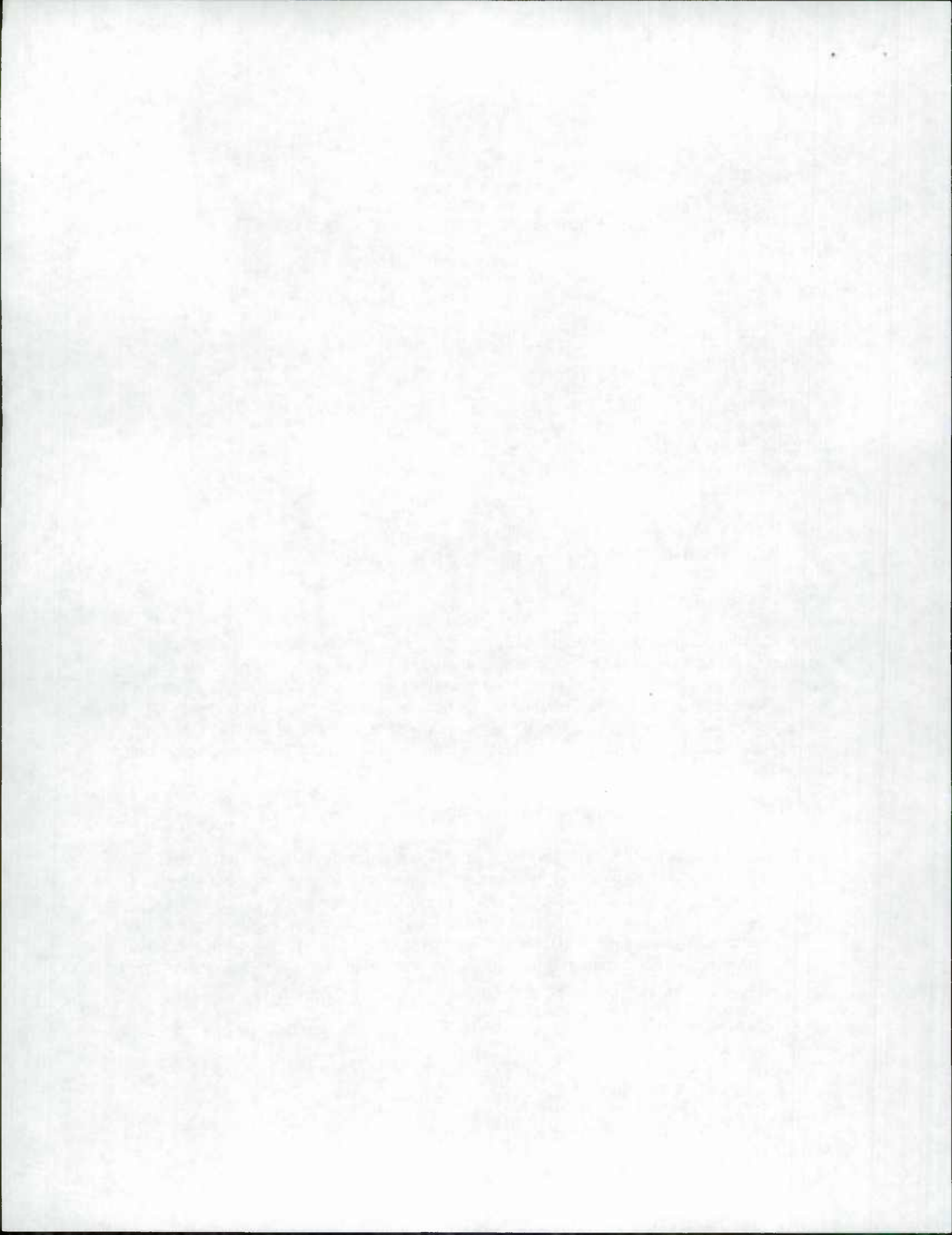
Re: **Little York Farm Final Subdivision Plat  
M1099 (TM 48, P 40)**

Dear Ms. Verdery:

Thank you for providing additional information on the above subdivision plat. The applicant proposes to create a 4-lot subdivision. The property is 107.77 acres in size, with 92.62 acres located within the Critical Area and designated Resource Conservation Area (RCA). Currently, one development right within the Critical Area has been used, and the applicant proposes to utilize the remaining three Critical Area development rights. A total of 6.96 acres of forest exists onsite (7.5%); the applicant proposes to plant an additional 7.05 acres of forest coverage in order to meet the 15% afforestation requirement (15.1%).

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

1. We note that COMAR 27.01.09.01.C(7) requires that that the 100-foot Buffer be expanded to include hydric soils. It appears that this has not occurred properly on Lot 1 and on Reserved Land Parcel "A," based on our previous review of the Environmental Worksheet and comparing it to the proposed final plat. Please contact this office with any questions. We recommend that the Buffer be expanded for hydric soils to three hundred feet, including the minimum Buffer, or the landward edge of the hydric soil, whichever is less.
2. We recommend that bonding and survivability for the afforestation areas be required for five years.



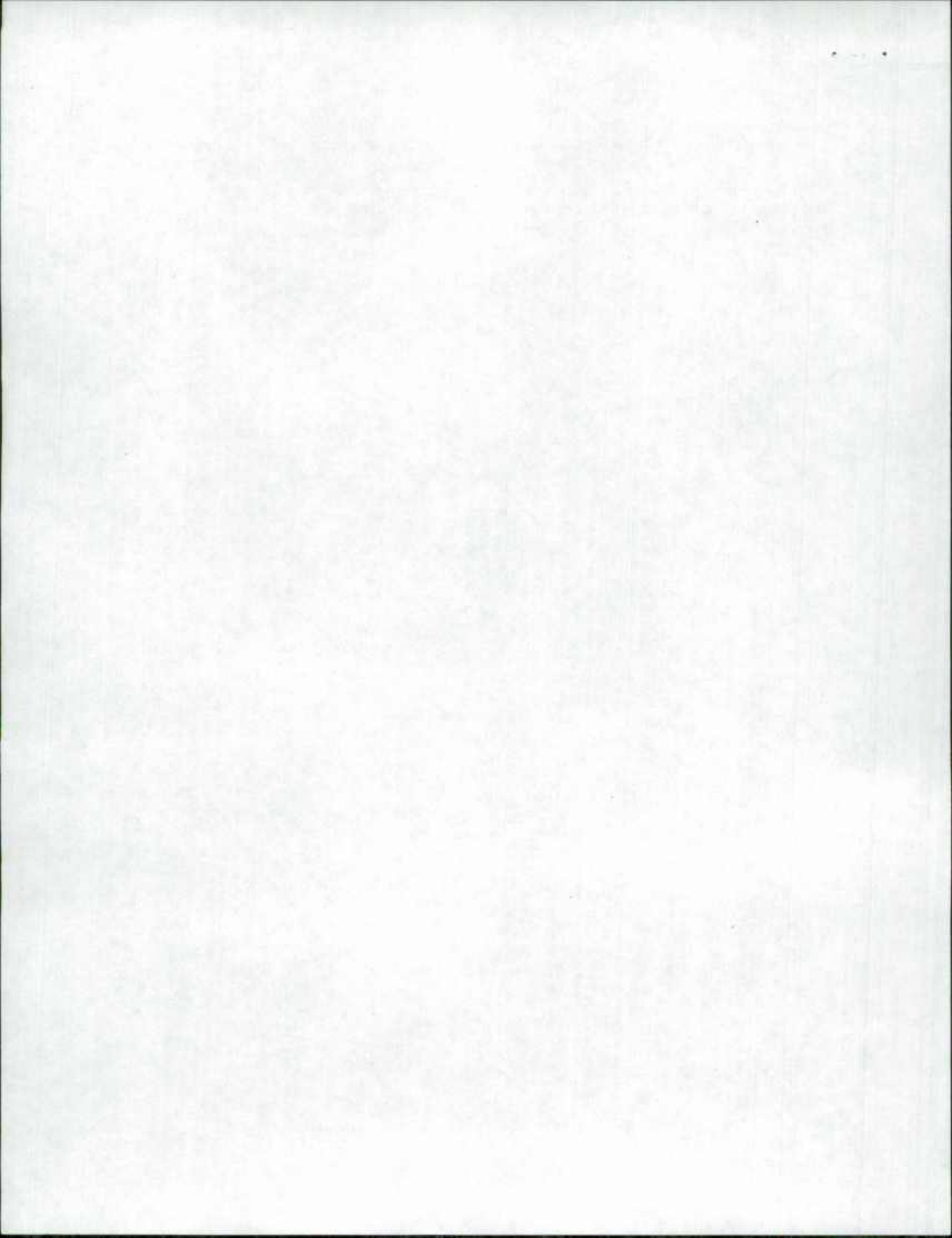
3. We recommend that at least 10% of the afforestation area be planted using landscaping stock in lieu of planting the entire area using seedlings.

Thank you for the opportunity to provide comments on this sketch plan. 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 163-08





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/)

June 10, 2009

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

Re: **Little York Farm Subdivision Plat  
M1099 (TM 48, P 40)**

Dear Ms. Verdery:

Thank you for providing additional information on the above subdivision plat. The applicant proposes to create a 4-lot subdivision. The property is 107.77 acres in size, with 92.62 acres located within the Critical Area and designated Resource Conservation Area (RCA). Currently, one development right within the Critical Area has been used, and the applicant proposes to utilize the remaining three Critical Area development rights. A total of 6.96 acres of forest exists onsite (7.5%); the applicant proposes to plant an additional 7.05 acres of forest coverage in order to meet the 15% afforestation requirement (15.1%).

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

1. The applicant has exhausted all Critical Area development rights available on this parcel.
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. This element is of particular concern, as the well location for several lots are located within the 200-foot Buffer area.

3. Please revise the plat note regarding Buffer establishment to state that both the 100-foot Buffer and Expanded Buffer shall be established in 3-tier vegetation, as found in COMAR 27.01.09.01 and §190-93 of the Talbot County Code.
4. It appears that areas of the Buffer need to be expanded for hydric and highly erodible soils that are located contiguous to the Buffer, particularly on Sheet 1. Please contact this office with any specific questions related to this matter.
5. Please forward to this office a copy of Department of Natural Resources Wildlife and Heritage Division (WHS) letter evaluating the property for any rare, threatened, or endangered species location onsite. The applicant must address all recommendations from DNR for protection of this species.

Thank you for the opportunity to provide comments on this sketch plan. 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 163-08

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/)

March 6, 2009

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

Re: **Little York Farm Subdivision Plat  
M1099 (TM 48, P 40)**

Dear Ms. Verdery:

Thank you for providing additional information on the above subdivision plat. The applicant proposes to create a 4-lot subdivision. The property is 107.77 acres in size, with 92.62 acres located within the Critical Area and designated Resource Conservation Area (RCA). Currently, one development right within the Critical Area has been used, and the applicant proposes to utilize the remaining three Critical Area development rights. A total of 6.96 acres of forest exists onsite (7.5%); the applicant proposes to plant an additional 7.05 acres of forest coverage in order to meet the 15% afforestation requirement (15.1%).

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

1. The applicant has exhausted all Critical Area development rights available on this parcel.
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. This element is of particular concern, as the well location for several lots are located within the 200-foot Buffer area.

3. Please revise the plat note regarding Buffer establishment to state that both the 100-foot Buffer and Expanded Buffer shall be established in 3-tier vegetation, as found in COMAR 27.01.09.01 and §190-93 of the Talbot County Code.
4. Please forward to this office a copy of Department of Natural Resources Wildlife and Heritage Division (WHS) letter evaluating the property for any rare, threatened, or endangered species location onsite. The applicant must address all recommendations from DNR for protection of this species.

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

Sincerely,

A handwritten signature in cursive script that reads "Nick Kelly".

Nick Kelly

Natural Resource Planner

cc: TC 163-08



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/)

April 15, 2008

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

Re: M1099  
Little York Farm Sketch Plan

Dear Ms. Verdery:

Thank you for providing information on the above sketch plan. The applicant proposes to create a 4-lot subdivision. The property is 107.807 acres in size, with 92.648 acres located in a Resource Conservation Area (RCA), and 15.159 acres located outside of the Critical Area. Currently, one development right within the Critical Area has been used, and the applicant proposes to utilize the remaining three Critical Area development rights. A total of 11.522 acres of forest exists onsite (12.4%).

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

1. The applicant has exhausted all development rights available on this parcel.
2. The applicant will be required to plant 2.375 acres of forest cover to meet the Critical Area 15% afforestation requirement.
3. The applicant has two proposed Sewage Disposal Areas (SDA) located on Lot 1. Are these potential locations to place a new SDA for the existing home, as the current SDA is located in the area of the private right-of-way? Please have the applicant explain the need for two proposed SDAs.
4. Talbot County Soil maps reveal several intermittent streams located onsite that have not been marked on the site plan. In addition, NWI wetland maps reveal the location of a nontidal wetland on the southern end of Lot 1, in the location where the second SDA is located. Staff recommends that the applicant have a stream and wetland delineation performed to determine if these features exist onsite. If a nontidal wetland does exist in the aforementioned location, then the proposed SDA in this area will need to be removed.

5. Please have the applicant draw a 100-foot Buffer around the stream located at the southern and western boundary of Lot 4.
6. The applicant is proposing to create two lots (lots 2 and 3) that are less than 20 acres in size. Lots less than 20 acres in size within the RCA are required to place the remaining amount of acreage less than 20 acres in Reservation of Development Rights (RDR). However, no RDR locations are shown. Please have the applicant show the location of the additional RDR areas on the site plan.
7. The applicant must receive a letter from the Department of Natural Resources (DNR) Wildlife and Heritage Division evaluating the property and must address all recommendations from DNR for protection of this species.

Thank you for the opportunity to provide comments on this sketch plan. 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 163-08



PROPERTY STATISTICS

OWNERS: OCTORARO HOLDINGS, LLC
C/O EDWARD R. HOSTETTER, MEMBER
3952 PEACE CLIFF ROAD
TRAPPE, MARYLAND 21673
(410) 476-5361

DEED REFERENCE: 1302/105
PLAT REFERENCE: 12/2

TOTAL AREA TO BE SUBDIVIDED: 107.778 AC.±
92.619 AC.± IN CRITICAL AREA
15.159 AC.± OUTSIDE CRITICAL AREA

CURRENT ZONING: RESOURCE CONSERVATION (RC) & WESTERN RURAL CONSERVATION (WRC)

Table with columns: BUILDING RESTRICTIONS, RC ZONING, WRC ZONING. Rows include Front Setback, Side Setback, Rear Setback, Tidal Wetlands/mean high water, Non-tidal wetlands, Sewage disposal area, Perennial stream, Intermittent stream, Minimum lot size, Minimum lot width.

FLOOD ZONE INFORMATION
THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONES "A6" (EL. 7), "B" AND "C" OF THE COASTAL FLOOD PLAN SHOWN ON THE FEDERAL INSURANCE RATE MAPS COMMUNITY PANEL NO. 240066 0038 A FOR TALBOT COUNTY, MARYLAND, THEREFORE, FLOOD INSURANCE MAY BE REQUIRED IN ACCORDANCE WITH THE PROVISIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C.

FLOOD PLAIN LEGEND
A - 100 YEAR FLOOD ZONE
B - 50 YEAR FLOOD ZONE
C - AREA OF MINIMAL FLOODING

THE FLOOD ZONE "A6" PORTION OF THE PROPERTY SHOWN HEREON HAS A ONE-PERCENT CHANCE OF OCCURRENCE OF BEING INUNATED BY A FLOOD IN ANY GIVEN YEAR. THEREFORE, ANY NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT ON THE PROPERTY IN ZONE "A6" IS SUBJECT TO FEDERAL, STATE AND LOCAL REGULATIONS THAT MAY INCLUDE FLOOD INSURANCE.

PARCEL DEVELOPMENT HISTORY

THE PROPERTY SHOWN HEREON WAS COMPRISED OF ONE TAX PARCEL BY A DEED DATED MARCH 27, 1989 AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND AT LIBER 346, FOLIO 37 AND SHOWN ON A PLAT ENTITLED "MAP OF LITTLE YORK" RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND AT LIBER 12, FOLIO 2. THE PROPERTY WAS THEN SUBDIVIDED ON APRIL 22, 1981 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND AT LIBER 554, FOLIO 548 AS SHOWN ON A PLAT ENTITLED "PART OF THE LANDS OF ROSE C. REYNOLDS, TO BE CONVEYED TO BROCKETT MUIR, JR., CHARTERED PROFIT-SHARING TRUST" RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND AT LIBER 55, FOLIO 14. NO SUBDIVISION OF THE SUBJECT PARCEL HAS OCCURRED SINCE APRIL 22, 1981.

DEVELOPMENT SUMMARY

TOTAL AREA = 107.778 ACRES
AREA IN LOT(S) = 34,151 ACRES
AREA IN PRIVATE ROAD RIGHT-OF-WAY = 1,871 ACRES
AREA IN RESERVED LAND PARCEL = 21,384 ACRES
AREA IN REMAINING LAND PARCEL = 50,372 ACRES
TOTAL AREA SUBJECT TO RESERVED LANDS AGREEMENT = 56,597 ACRES

RC DEVELOPMENT RIGHTS SUMMARY

RC ACREAGE = 92.619 ACRES
STATE WETLANDS = 0.000 ACRES
NET ACREAGE = 92.619 ACRES
DEVELOPMENT RIGHTS PERMITTED = 4 @ 1 OR/20 ACRES
DEVELOPMENT RIGHTS PREVIOUSLY UTILIZED = 1 (LOT 1)
DEVELOPMENT RIGHTS UTILIZED HEREON = 3 (LOTS 2 THROUGH 4)
DEVELOPMENT RIGHTS REMAINING = 0
RESERVED LANDS = 59,334 ACRES

WRC DEVELOPMENT RIGHTS SUMMARY

WRC ACREAGE = 15.159 ACRES
DEVELOPMENT RIGHTS PERMITTED = 3 @ 3 + 1 OR/20 ACRES
DEVELOPMENT RIGHTS PREVIOUSLY UTILIZED = 0
DEVELOPMENT RIGHTS UTILIZED HEREON = 0
DEVELOPMENT RIGHTS REMAINING = 3 (ASSIGNED TO REMAINING LANDS PARCEL "B")

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.

CRITICAL AREA LOT COVERAGE CALCULATIONS

Table with columns: LOT, AREA IN CRITICAL AREA, STATE TIDAL WETLANDS, NET AREA USED FOR LOT COVERAGE CALCULATION, 15% LOT COVERAGE ALLOTMENT, EXISTING LOT COVERAGE AREA, LOT COVERAGE AREA ALLOTMENT REMAINING.

Table with columns: LOT, AREA IN CRITICAL AREA, STATE TIDAL WETLANDS, NET AREA USED FOR LOT COVERAGE CALCULATION, 15% LOT COVERAGE ALLOTMENT, EXISTING LOT COVERAGE AREA, LOT COVERAGE AREA ALLOTMENT REMAINING.

Table with columns: RESERVED PARCEL "A", AREA IN CRITICAL AREA, STATE TIDAL WETLANDS, NET AREA USED FOR LOT COVERAGE CALCULATION, 15% LOT COVERAGE ALLOTMENT, EXISTING LOT COVERAGE AREA, LOT COVERAGE AREA ALLOTMENT REMAINING.

Table with columns: REMAINING LANDS PARCEL "B", AREA IN CRITICAL AREA, STATE TIDAL WETLANDS, NET AREA USED FOR LOT COVERAGE CALCULATION, 15% LOT COVERAGE ALLOTMENT, EXISTING LOT COVERAGE AREA, LOT COVERAGE AREA ALLOTMENT REMAINING.

Table with columns: PRIVATE ROAD R/W, AREA IN CRITICAL AREA, STATE TIDAL WETLANDS, NET AREA USED FOR LOT COVERAGE CALCULATION, 15% LOT COVERAGE ALLOTMENT, EXISTING LOT COVERAGE AREA, LOT COVERAGE AREA ALLOTMENT REMAINING.

NON-CRITICAL AREA LOT COVERAGE CALCULATIONS

Table with columns: REMAINING LAND PARCEL "B" (WRC ZONING), AREA IN NON-CRITICAL AREA, 15% LOT COVERAGE ALLOTMENT, EXISTING LOT COVERAGE AREA, LOT COVERAGE AREA ALLOTMENT REMAINING.

FOREST CALCULATIONS

Table with columns: TAX PARCEL 40 - CRITICAL AREA - 92.619 ACRES, REQUIRED FOREST IN CRITICAL AREA (15%), EXISTING FOREST IN CRITICAL AREA, PROPOSED CLEARING, AFFORESTATION REQUIRED, AFFORESTATION PROVIDED.

TAX PARCEL 40 - NON-CRITICAL AREA - 15.159 ACRES

Table with columns: PROPOSED CLEARING, AFFORESTATION REQUIRED, AFFORESTATION PROVIDED.

TIDAL WETLAND CLASSIFICATION TABLE with columns: CLASSIFICATION, AREA, OWNERSHIP, TAX PARCEL/LOT.

SURVEYOR'S CERTIFICATE

THE PRESENT OWNER OF THE LAND OF WHICH THIS SUBDIVISION PLAT IS COMPRISED IS OCTORARO HOLDINGS, LLC. THE OWNER CONCURS WITH ALL NOTATIONS AND REPRESENTATIONS ON THIS PLAT WHICH IS PREPARED AND WILL BE RECORDED AT HIS REQUEST.

I, JEFFERSON EWELL HUBBARD HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY HUGH W. REYNOLDS, INDIANLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSE C. REYNOLDS TO OCTORARO HOLDINGS, LLC BY DEED DATED JANUARY 14, 2005 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1302, AT FOLIO 105; AND THAT ALL MONUMENTS ARE IN PLACE.

THIS SUBDIVISION PLAT HAS BEEN PREPARED BY THE LICENSEE EITHER PERSONALLY OR UNDER HIS DIRECTION AND SUPERVISION AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12 OF THE MARYLAND MINIMUM STANDARDS FOR SURVEYORS.

Signature of Jefferson Ewell Hubbard, Notary Public, dated 12/21/09.

OWNERS CERTIFICATE

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, AS THE APPLICANT OF THIS DEVELOPMENT PROJECT, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL NONTIDAL WETLANDS 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.

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 THOSE 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.

OCTORARO HOLDINGS, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION PLAT.

Signature of Edward R. Hostetter, Member, dated 12/21/09.

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 22nd DAY OF December 2009.

Signature of Heather A. Ewing, Notary Public, dated 12/21/09.

TALBOT COUNTY HEALTH DEPARTMENT

LOTS 1 THROUGH 4 AS SHOWN HEREON ARE APPROVED FOR INDIVIDUAL WATER AND SEWERAGE SYSTEMS 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 HEALTH DEPARTMENT APPROVAL ON THE 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 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 PERMIT APPLICATION, THE PROPERTY WILL BE EVALUATED PURSUANT TO COMAR 26.04.02 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.

THE 50.372 ACRE REMAINING LAND PARCEL "B" IS NOT LEGALLY ESTABLISHED UNDER COMAR 26.04.03. THE UNENCLUMBERED PORTION OF REMAINING LAND PARCEL "B" MAY NOT BE CONSIDERED FOR DEVELOPMENT UNTIL SUCH TIME AS EITHER THE PARCEL CAN BE SERVED BY A COMMUNITY SEWAGE DISPOSAL SYSTEM OR EVALUATION OF THE PARCEL DEMONSTRATES THAT THE PARCEL MEETS THE PROVISIONS SET FORTH IN THE CODE OF MARYLAND REGULATIONS FOR SUBDIVISION OF LAND, IN PLACE AT THE TIME THE PROPOSAL IS SUBMITTED. FURTHERMORE, DEVELOPMENT 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.

THE 21,384 ACRE RESERVED LAND PARCEL "A" AND THE 35,213 ACRE RESERVED LANDS PORTION OF REMAINING LAND PARCEL "B" IS PERMANENTLY PROTECTED OPEN SPACE AND MAY NOT BE DEVELOPED FOR RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT PER THE TALBOT COUNTY CODE CHAPTER 190, ARTICLE X, SECTION 190-19B. RESERVED LAND PARCEL "A" AND THE RESERVED LANDS PORTION OF REMAINING LAND PARCEL "B" (56,597 ACRES TOTAL) SHALL THEREFORE NOT BE CONSIDERED AS APPROVED BUILDING LOTS FOR DEVELOPMENT PURPOSES.

Signature of Patricia A. Smith, Health Officer, dated 1/11/2010.

LEGEND

- Diagonal hatching: DENOTES AREAS SUBJECT TO RESERVED LANDS AGREEMENT, SEE SHEETS 2 & 3
Dashed line: DENOTES MATCHLINE

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. DRAINAGE AND UTILITY EASEMENTS LOCATED WITHIN THE CRITICAL AREA FOREST PROTECTION AREAS SHALL NOT BE DEVELOPED UNLESS APPROVED BY TALBOT COUNTY PLANNING & ZONING. SUCH DEVELOPMENT MAY REQUIRE MITIGATION OF IMPACTS TO THE CRITICAL AREA FOREST PROTECTION AREAS.

LOTS 1 THROUGH 4 AND LITTLE YORK LANE SHALL BE DEVELOPED IN ACCORDANCE WITH THE MARYLAND STORMWATER DESIGN MANUAL AND THE TALBOT COUNTY STORMWATER MANAGEMENT CODE. COMPLIANCE WITH STORMWATER QUALITY AND QUANTITY REQUIREMENTS IS ADDRESSED VIA ROADSIDE SWALES AND INTERIOR PROPERTY LINE FLAT BOTTOM SWALES, AS DETAILED HEREON AND WITHIN THE DECLARATION OF ROAD USE AND MAINTENANCE COVENANT RECORDED AMONG THE TALBOT COUNTY LAND RECORDS IN LIBER 1718, AT FOLIO 011. ADDITIONALLY, INDIVIDUAL LOT DEVELOPMENT SHALL INCORPORATE STORMWATER QUALITY MANAGEMENT PRACTICES INCLUDING BUT NOT LIMITED TO "DISCONNECTION OF ROOFTOP RUNOFF" AND "DISCONNECTION OF NON-ROOFTOP RUNOFF" IN ACCORDANCE WITH THE MARYLAND STORMWATER DESIGN MANUAL. ANY DEVIATION FROM THESE CRITERIA SHALL REQUIRE APPROVAL FROM THE COUNTY ENGINEER.

RESERVED LAND PARCEL "A" AND REMAINING LAND PARCEL "B" MAY CONTINUE UTILIZING EXISTING AGRICULTURAL ACCESSES FROM ALMHOUSE ROAD FOR AGRICULTURAL PURPOSES.

REMAINING LAND PARCEL "B": NON-AGRICULTURAL ACCESS TO ALMHOUSE ROAD, IF ALLOWED, IS LIMITED TO THAT PORTION OF ROAD FRONTAGE BETWEEN THE INTERMITTENT STREAM AND THE DAVIS PROPERTY - TAX PARCEL 83 AS SHOWN HEREON. ANY SUCH ACCESS SHALL BE APPROVED THROUGH THE TALBOT COUNTY SITE PLAN OR SUBDIVISION REVIEW PROCESS.

THE PRIVATE ROAD, DESIGNATED AS LITTLE YORK LANE SHALL BE PRIVATELY OWNED AND AS SUCH, THE COUNTY HAS NO RESPONSIBILITY FOR ITS MAINTENANCE OR SAFETY. THE ROAD SHALL BE OWNED AND MAINTAINED AS SPECIFIED IN A PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1718, AT FOLIO 011.

BUILDING PERMITS FOR LOTS 1 THROUGH 4, RESERVED LAND PARCEL "A" AND REMAINING LAND PARCEL "B" USING LITTLE YORK LANE SHALL BE RESTRICTED UNTIL THE COUNTY IS IN RECEIPT OF A NOTARIZED CERTIFICATION FROM THE OWNER AND ROAD CONSTRUCTION CONTRACTOR THAT THE ROAD WAS CONSTRUCTED ACCORDING TO THE REQUIREMENTS OF THE TALBOT COUNTY CODE AND THE DECLARATION OF ROAD USE AND MAINTENANCE COVENANTS. SHOULD THE ROAD BE UPGRADED TO COUNTY SPECIFICATIONS FOR PUBLIC ROADS, IN ACCORDANCE WITH THE PROVISIONS OF THE TALBOT COUNTY CODE, THE COUNTY WILL ASSUME OWNERSHIP OF THE ROAD AND RESPONSIBILITY FOR ITS MAINTENANCE, SAFETY AND INSPECTION.

Signature of Robert L. Davis, County Engineer, dated 1/25/2010.

GENERAL NOTES

THE PROPERTY SHOWN HEREON LIES PARTIALLY WITHIN THE CHESAPEAKE BAY CRITICAL AREA. AN OVERHEAD UTILITY EXISTS ACROSS RESERVED LAND PARCEL "A" AND LOT 1 AS SHOWN ON THIS PLAT. TO SERVICE EXISTING STRUCTURES ON LOT 1, THIS UTILITY SHALL NOT BE MODIFIED OR IMPACTED BY DEVELOPMENT OF THE PROPOSED SUBDIVISION UNLESS AUTHORIZED BY THE UTILITY OWNER. THE UTILITY OWNER, OR ASSIGNED AGENT, SHALL RETAIN THE RIGHT OF ACCESS TO THESE PROPERTIES AS NECESSARY FOR THE MAINTENANCE AND/OR REPAIR OF THIS UTILITY.

THE SHORELINE DEVELOPMENT BUFFER IS LOCATED AND INDICATED 100' FROM MEAN HIGH WATER OR THE LANDWARD EDGE OF TIDAL WETLANDS, AND HAS BEEN EXPANDED IN ACCORDANCE WITH §190-139 AND §190-140 OF THE TALBOT COUNTY CODE, AS SHOWN HEREON.

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 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.

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.

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

THE 100 FOOT SHORELINE DEVELOPMENT BUFFER AND EXPANDED BUFFER ON LOTS 1, 2, 3 AND 4 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.

REASONABLE EFFORT WILL BE MADE TO LIMIT CONSTRUCTION IN FRESH HABITAT TO THE NON-BREEDING SEASON FOR FOREST INTERIOR DWELLING BIRDS (SEPTEMBER - APRIL). CONSTRUCTION SHALL BE DESIGNED TO MINIMIZE FOREST CLEARING AND MAINTAIN A CLOSED CANOPY OVER DRIVEWAYS IF POSSIBLE.

THE TIDAL WETLANDS, NON-TIDAL WETLANDS, STREAMS AND AG DITCHES AS SHOWN HEREON WERE FIELD DELINEATED IN THE FALL OF 2008 BY M. SMITH, MCLAUGHLIN, A QUALIFIED PROFESSIONAL WITH LANE ENGINEERING, LLC AND FIELD VERIFIED OCTOBER 15, 2008 WITH ALAN KAMPEYER OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.

THE TREE LINE AS SHOWN HEREON WAS TAKEN FROM THE 2006 AERIAL IMAGERY OF TALBOT COUNTY, MARYLAND AND SUPPLEMENTED BY FIELD VERIFICATION.

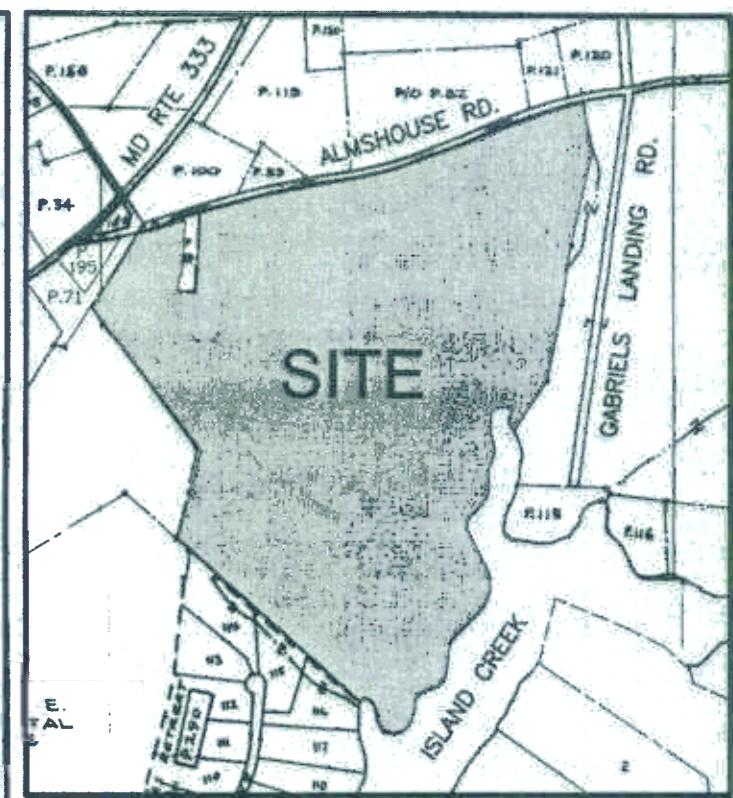
PROPERTY COVENANTS & RESTRICTIONS

RESERVED LAND PARCEL "A" AND 35,213 ACRES OF REMAINING LAND PARCEL "B" ARE SUBJECT TO A RESERVED LAND AGREEMENT RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1718, AT FOLIO 011.

LOT 1 AND A PORTION OF RESERVED PARCEL "A" ARE SUBJECT TO A "RESTRICTED AREA" AS SHOWN HEREON AND AS FURTHER DESCRIBED IN TWO DEEDS: LIBER 305, AT FOLIO 399 AND LIBER 346, AT FOLIO 37 AND A PLAT: LIBER 12, AT FOLIO 2, ALL RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND.

LOTS 1 THROUGH 4, RESERVED LAND PARCEL "A" AND REMAINING LAND PARCEL "B" ARE SUBJECT TO A DECLARATION OF ROAD USE AND MAINTENANCE COVENANT, RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1718, AT FOLIO 011.

CRITICAL AREA FOREST PROTECTION - FOREST PROTECTION SIGNAGE SHOWN HEREON SHALL BE INSTALLED AROUND THE PERIMETER OF AFFECTED AREAS WHEN ONE OR MORE OF THE FOLLOWING OCCURS: 1. AFFORESTATION ACTIVITIES ARE COMPLETED (BY LOT OR AREA). 2. DEVELOPMENT ACTIVITIES AND/OR CHANGES IN LAND USE ARE INITIATED ON A LOT OR PARCEL (Liber 1718, Folio 008).



VICINITY MAP SCALE: 1" = 1000'

Table with columns: No., DATE, DESCRIPTION, BY. Lists revisions from 5/7/09 to 12/21/09.



Lane Engineering, LLC logo and contact information.

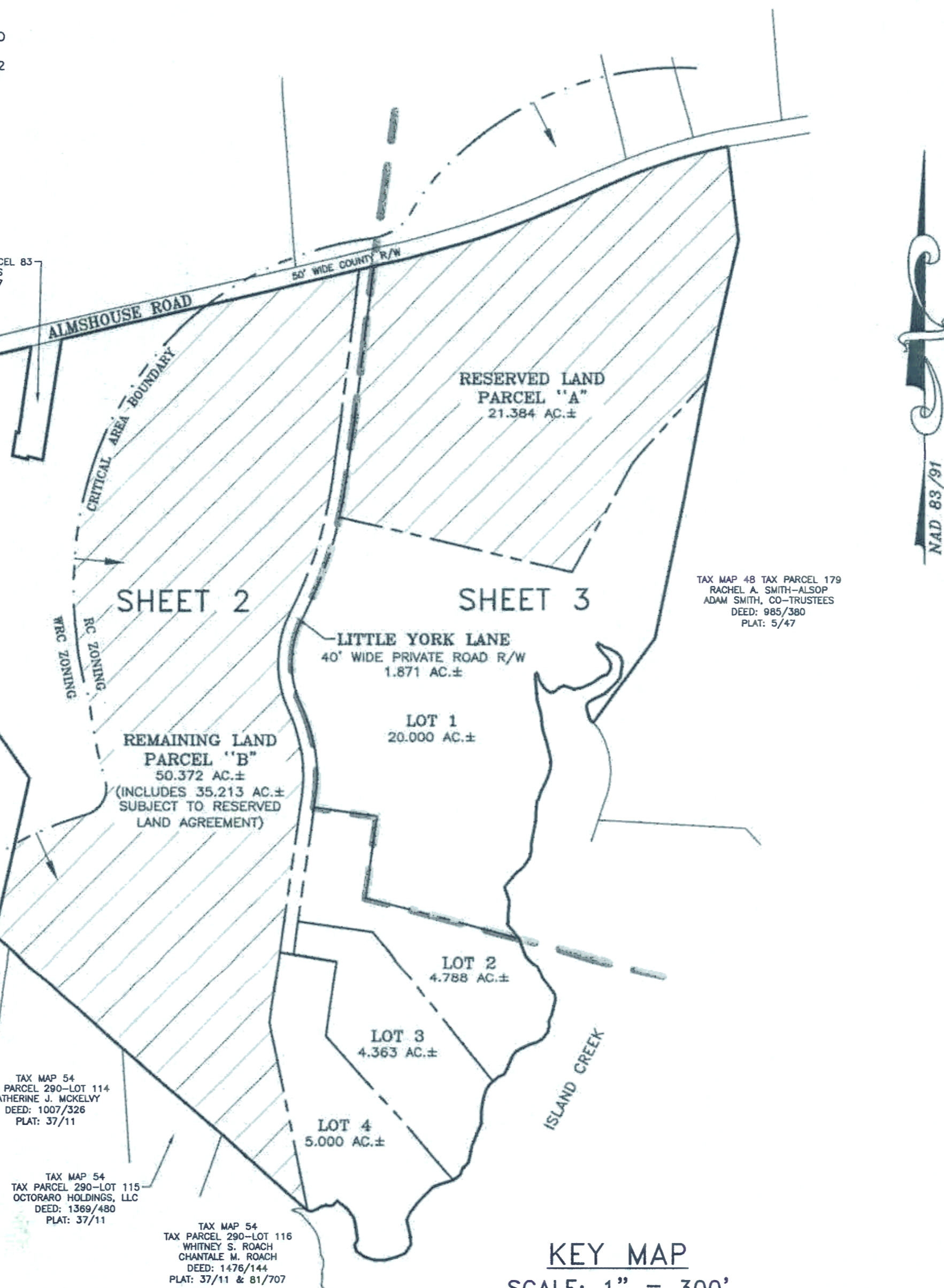
NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED HERE.

Signature of Jefferson Ewell Hubbard, Notary Public, dated 12/21/09.

SUBDIVISION PLAT FOR LITTLE YORK FARM OCTORARO HOLDINGS, LLC IN THE THIRD ELECTION DISTRICT TALBOT COUNTY, MARYLAND TAX MAP 48 GRID 20 PARCEL 40.

Table with columns: ISSUED FOR, DATE, BY. Lists review dates from 3/12/08 to 12/21/09.

Table with columns: SHEET No., DATE, JOB No., FILE No. Shows 1 OF 3 sheets, dated 3/12/08, job 041055, file B806.



KEY MAP SCALE: 1" = 300'

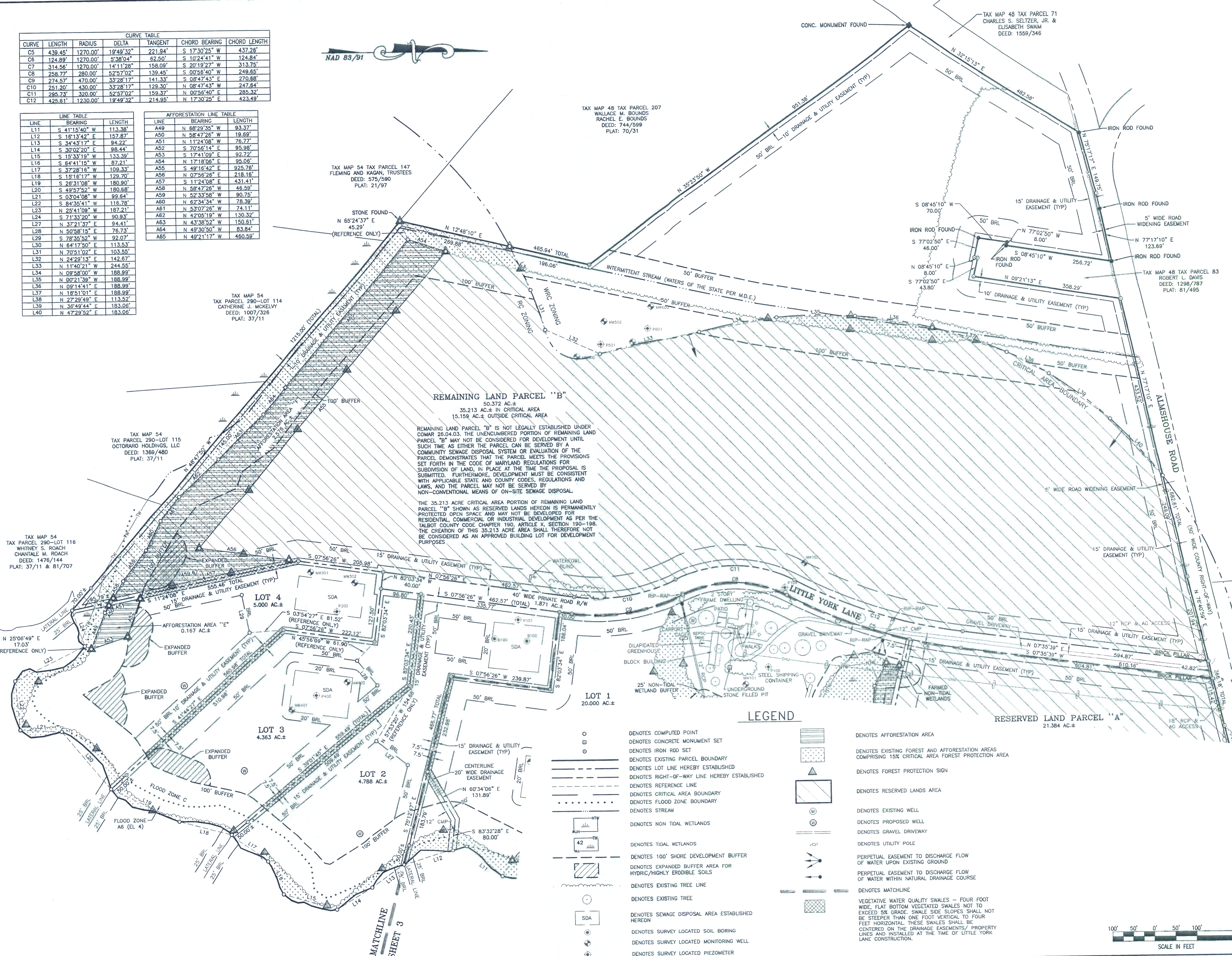


CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C5	439.45'	1270.00'	19°49'32"	221.94'	S 17°30'25" W	437.26'
C6	124.89'	1270.00'	5°38'04"	62.50'	S 10°24'41" W	124.84'
C7	314.58'	1270.00'	14°11'28"	158.09'	S 20°19'27" W	313.75'
C8	258.77'	280.00'	52°57'02"	139.45'	S 00°56'40" W	249.65'
C9	274.57'	470.00'	33°28'17"	141.33'	S 08°47'43" E	270.68'
C10	251.40'	430.00'	33°28'17"	129.30'	N 08°47'43" E	247.64'
C11	295.73'	320.00'	52°57'02"	159.37'	N 00°56'40" E	285.32'
C12	425.61'	1230.00'	19°49'32"	214.95'	N 17°30'25" E	423.49'

LINE	BEARING	LENGTH
L11	S 41°15'40" W	113.38'
L12	S 16°13'42" E	157.87'
L13	S 34°43'17" E	94.22'
L14	S 30°02'20" E	98.44'
L15	S 15°33'19" W	133.39'
L16	S 84°41'15" W	87.21'
L17	S 37°28'10" W	109.33'
L18	S 15°18'17" W	129.70'
L19	S 26°31'08" W	180.90'
L20	S 49°57'52" W	180.68'
L21	S 03°04'08" W	99.64'
L22	S 84°35'41" W	116.78'
L23	N 28°41'08" W	187.21'
L24	S 71°33'20" W	90.93'
L27	N 37°21'37" E	94.41'
L28	N 50°58'15" E	76.73'
L29	S 78°35'52" W	92.07'
L30	N 64°17'50" E	113.53'
L31	N 70°51'02" E	103.55'
L32	N 24°29'13" E	142.67'
L33	N 11°40'21" W	244.55'
L34	N 08°58'00" W	188.99'
L35	N 02°21'39" W	188.99'
L36	N 09°14'41" E	188.99'
L37	N 18°51'01" E	188.99'
L38	N 27°28'49" E	113.52'
L39	N 35°49'44" E	183.06'
L40	N 47°29'52" E	183.06'

LINE	BEARING	LENGTH
A49	N 68°29'35" W	93.37'
A50	N 58°47'26" W	19.69'
A51	N 11°24'08" W	76.77'
A52	S 70°56'14" E	95.98'
A53	S 17°41'09" E	92.72'
A54	N 17°18'08" E	95.06'
A55	S 49°16'42" E	925.76'
A56	N 07°56'26" E	218.16'
A57	S 11°24'08" E	431.41'
A58	N 58°47'26" W	46.59'
A59	N 52°33'58" W	90.75'
A60	N 82°34'34" W	78.38'
A61	N 53°07'26" W	74.11'
A62	N 42°05'19" W	130.32'
A63	N 43°38'52" W	150.61'
A64	N 49°30'50" W	83.84'
A65	N 49°21'17" W	460.59'

NAD 83/91



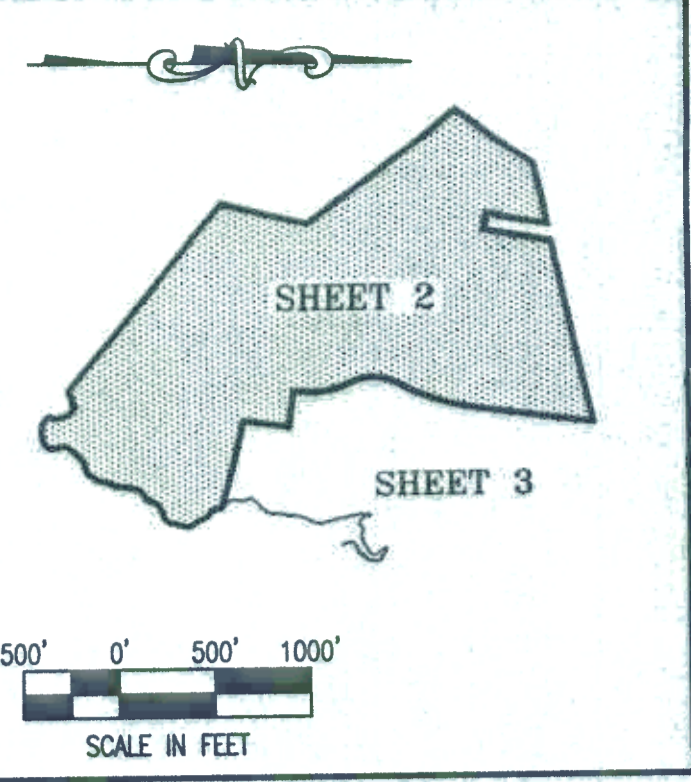
**REMAINING LAND PARCEL "B"**  
 50.372 AC.±  
 35.213 AC.± IN CRITICAL AREA  
 15.158 AC.± OUTSIDE CRITICAL AREA

REMAINING LAND PARCEL "B" IS NOT LEGALLY ESTABLISHED UNDER COMAR 26.04.03. THE UNENUMBERED PORTION OF REMAINING LAND PARCEL "B" MAY NOT BE CONSIDERED FOR DEVELOPMENT UNTIL SUCH TIME AS EITHER THE PARCEL CAN BE SERVED BY A COMMUNITY SEWAGE DISPOSAL SYSTEM OR EVALUATION OF THE PARCEL DEMONSTRATES THAT THE PARCEL MEETS THE PROVISIONS SET FORTH IN THE CODE OF MARYLAND REGULATIONS FOR SUBDIVISION OF LAND, IN PLACE AT THE TIME THE PROPOSAL IS SUBMITTED. FURTHERMORE, DEVELOPMENT 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.

THE 35.213 ACRE CRITICAL AREA PORTION OF REMAINING LAND PARCEL "B" SHOWN AS RESERVED LANDS HEREON IS PERMANENTLY PROTECTED OPEN SPACE AND MAY NOT BE DEVELOPED FOR RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT AS PER THE TALBOT COUNTY CODE CHAPTER 190, ARTICLE X, SECTION 190-198. THE CREATION OF THIS 35.213 ACRE AREA SHALL THEREFORE NOT BE CONSIDERED AS AN APPROVED BUILDING LOT FOR DEVELOPMENT PURPOSES.

- LEGEND**
- DENOTES COMPUTED POINT
  - DENOTES CONCRETE MONUMENT SET
  - DENOTES IRON ROD SET
  - DENOTES EXISTING PARCEL BOUNDARY
  - DENOTES LOT LINE HEREBY ESTABLISHED
  - DENOTES RIGHT-OF-WAY LINE HEREBY ESTABLISHED
  - DENOTES REFERENCE LINE
  - DENOTES CRITICAL AREA BOUNDARY
  - DENOTES FLOOD ZONE BOUNDARY
  - DENOTES STREAM
  - DENOTES NON TIDAL WETLANDS
  - DENOTES TIDAL WETLANDS
  - DENOTES 100' SHORE DEVELOPMENT BUFFER
  - DENOTES EXPANDED BUFFER AREA FOR HYDRIC/HIGHLY ERODIBLE SOILS
  - DENOTES EXISTING TREE LINE
  - DENOTES EXISTING TREE
  - DENOTES SEWAGE DISPOSAL AREA ESTABLISHED HEREON
  - DENOTES SURVEY LOCATED SOIL BORING
  - DENOTES SURVEY LOCATED MONITORING WELL
  - DENOTES SURVEY LOCATED PIEZOMETER

- DENOTES AFFORESTATION AREA
- DENOTES EXISTING FOREST AND AFFORESTATION AREAS COMPRISING 15% CRITICAL AREA FOREST PROTECTION AREA
- ▲ DENOTES FOREST PROTECTION SIGN
- DENOTES RESERVED LANDS AREA
- DENOTES EXISTING WELL
- DENOTES PROPOSED WELL
- DENOTES GRAVEL DRIVEWAY
- DENOTES UTILITY POLE
- DENOTES PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND
- DENOTES PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER WITHIN NATURAL DRAINAGE COURSE
- DENOTES MATCHLINE
- VEGETATIVE WATER QUALITY SWALES - FOUR FOOT WIDE, FLAT BOTTOM VEGETATED SWALES NOT TO EXCEED 5% GRADE. SWALE SIDE SLOPES SHALL NOT BE STEEPER THAN ONE FOOT VERTICAL TO FOUR FEET HORIZONTAL. THESE SWALES SHALL BE CENTERED ON THE DRAINAGE EASEMENTS/PROPERTY LINES AND INSTALLED AT THE TIME OF LITTLE YORK LANE CONSTRUCTION.



**KEY MAP**  
 SCALE: 1" = 1000'

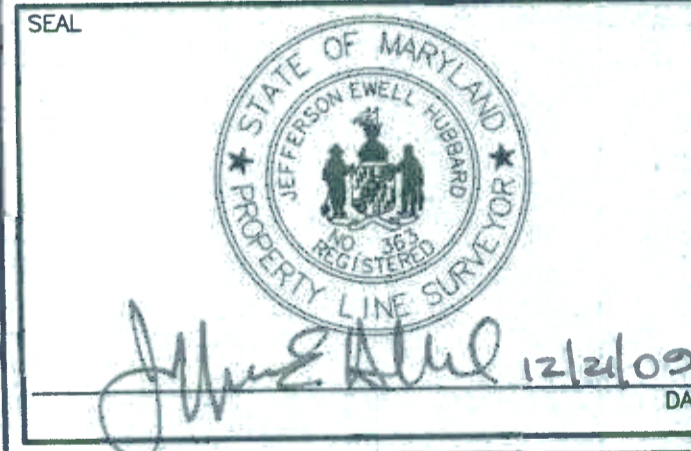
No.	DATE	REVISIONS	BY
1	5/7/09	REVISED PER NEW BUFFER EXPANSION REQUIREMENTS	RNT
2	7/10/09	PER TAC NOTICE TO PROCEED DATED 6/18/09	RNT
3	11/19/09	PER TAC NOTICE TO PROCEED DATED 10/22/09 AND PER PLANNING COMMISSION FINAL REVIEW COMMENTS 11/4/09	RNT
4	12/21/09	PER DPW 12/18/09 CRM COMMENT MEMO	RNT



**Lane Engineering, LLC**  
 Established 1986  
 Civil Engineers • Land Planning • Land Surveyors

117 Bay St. Easton, MD 21601 (410) 822-8003  
 13 Washington St. Cambridge, MD 21613 (410) 221-0818  
 354 Pennsylvania Ave. Centerville, MD 21617 (410) 758-2005

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED HERE:



**SUBDIVISION PLAT**

FOR  
**LITTLE YORK FARM**  
**OTORARO HOLDINGS, LLC**

IN THE THIRD ELECTION DISTRICT  
 TALBOT COUNTY, MARYLAND  
 TAX MAP 48 GRID 20 PARCEL 40

ISSUED FOR:  
 SKETCH PLAN REVIEW 3/12/08 WBS  
 PRELIMINARY PLAT REVIEW 5/8/09 WBS  
 FINAL PLAT TAC REVIEW 7/15/09 WBS  
 CRM REVIEW 11/19/09 WBS  
 RECORDATION 12/21/09 WBS

SHEET No. 2 OF 3  
 DATE: 3/12/08  
 SCALE: 1" = 100'  
 JOB No. 041055  
 FILE No. BB06

Date: 12/21/2009 1:44pm User: rtoyle  
 Project Manager: WBS  
 Drawing Path: \\Eaton\libs\2004\041055\041055-FIN\SUBPLAT.dwg  
 XREF File(s): GSP-BASE-2438-041055\GSP-BASE-041055-CRM-BASE-041055-ENV-BASE-041055

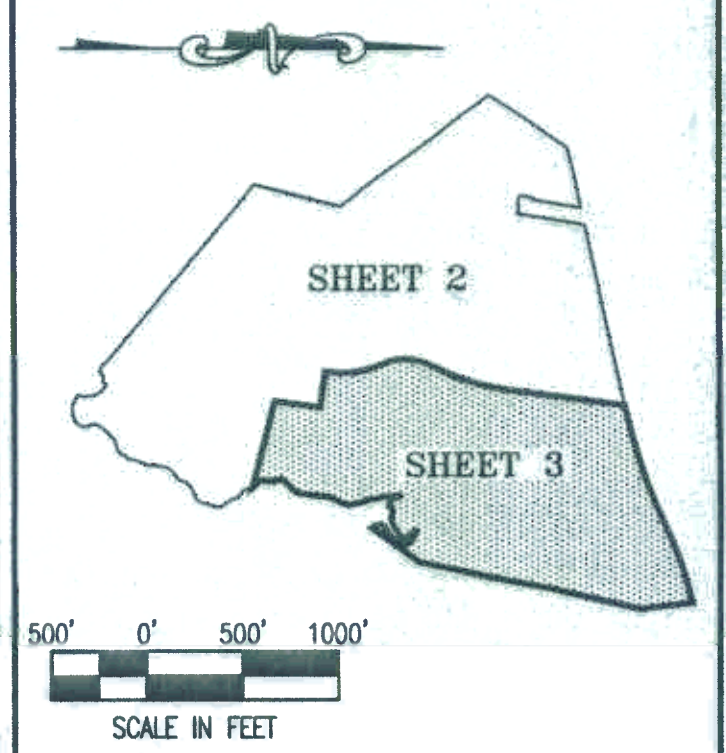


Date: 12/21/2009 1:45pm User: mprojw Project Manager: WBS  
 XREF: File(1): BSE-BASE-2439-041055/RSF-BASE-041055/VIP-BASE-041055/ENV-BASE-041055/CRW-BASE-041055/WRW-BASE-041055/ENV-BASE-041055

NAD 83/91

**LEGEND**

- O DENOTES COMPUTED POINT
- DENOTES CONCRETE MONUMENT SET
- DENOTES IRON ROD SET
- DENOTES EXISTING PARCEL BOUNDARY
- - - DENOTES LOT LINE HEREBY ESTABLISHED
- - - DENOTES RIGHT-OF-WAY LINE HEREBY ESTABLISHED
- - - DENOTES REFERENCE LINE
- - - DENOTES CRITICAL AREA BOUNDARY
- - - DENOTES FLOOD ZONE BOUNDARY
- - - DENOTES STREAM
- NTW DENOTES NON TIDAL WETLANDS
- TW DENOTES TIDAL WETLANDS
- 100' BUFFER DENOTES 100' SHORE DEVELOPMENT BUFFER
- EXPANDED BUFFER DENOTES EXPANDED BUFFER AREA FOR HYDRIC/HIGHLY ERODIBLE SOILS
- EXISTING TREE DENOTES EXISTING TREE LINE
- EXISTING TREE DENOTES EXISTING TREE
- SDA DENOTES SEWAGE DISPOSAL AREA ESTABLISHED HEREON
- SOIL BORING DENOTES SURVEY LOCATED SOIL BORING
- MONITORING WELL DENOTES SURVEY LOCATED MONITORING WELL
- PIEZOMETER DENOTES SURVEY LOCATED PIEZOMETER
- AFFORESTATION DENOTES AFFORESTATION AREA
- CRITICAL AREA DENOTES EXISTING FOREST AND AFFORESTATION AREAS COMPRISING 15% CRITICAL AREA FOREST PROTECTION AREA
- FOREST PROTECTION DENOTES FOREST PROTECTION SIGN
- RESERVED LANDS DENOTES RESERVED LANDS AREA
- EXISTING WELL DENOTES EXISTING WELL
- PROPOSED WELL DENOTES PROPOSED WELL
- GRAVEL DRIVEWAY DENOTES GRAVEL DRIVEWAY
- UTILITY POLE DENOTES UTILITY POLE
- PERPETUAL EASEMENT DENOTES PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND
- NATURAL DRAINAGE DENOTES PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER WITHIN NATURAL DRAINAGE COURSE
- MATCHLINE DENOTES MATCHLINE
- VEGETATIVE SWALES DENOTES VEGETATIVE WATER QUALITY SWALES - FOUR FOOT WIDE, FLAT BOTTOM VEGETATED SWALES NOT TO EXCEED 5% GRADE. SWALE SIDE SLOPES SHALL NOT BE STEEPER THAN ONE FOOT VERTICAL TO FOUR FEET HORIZONTAL. THESE SWALES SHALL BE CENTERED ON THE DRAINAGE EASEMENTS/ PROPERTY LINES AND INSTALLED AT THE TIME OF LITTLE YORK LANE CONSTRUCTION.



**KEY MAP**  
 SCALE: 1" = 1000'

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	5/7/09	REVISED PER NEW BUFFER EXPANSION REQUIREMENTS	RNT
2	7/7/09	PER TAC NOTICE TO PROCEED DATED 6/18/09	RNT
3	11/19/09	PER TAC NOTICE TO PROCEED DATED 10/22/09 AND PER PLANNING COMMISSION FINAL REVIEW COMMENTS 11/4/09	RNT
4	12/21/09	PER DPW 12/18/09 CRM COMMENT MEMO	RNT

**RECEIVED**  
 MAR 8 2010  
 CRITICAL AREA COMMISSION  
 Chesapeake & Atlantic Coastal Bays  
**RECEIVED**  
 DEC 28 2009

**Lane Engineering, LLC**  
 Established 1986  
 Civil Engineers • Land Planning • Land Surveyors  
 E-mail: me@lane.com  
 117 Boy St., Easton, MD 21601 (410) 852-8003  
 15 Washington St., Centerville, MD 21613 (410) 291-0818  
 354 Pennsylvania Ave., Centerville, MD 21617 (410) 758-2095

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED HERE:

STATE OF MARYLAND  
 JEFFERSON ELLIOTT HUBBARD  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 12/21/09

**SUBDIVISION PLAT**  
 FOR  
**LITTLE YORK FARM**  
**OCTORARO HOLDINGS, LLC**  
 IN THE THIRD ELECTION DISTRICT  
 TALBOT COUNTY, MARYLAND  
 TAX MAP 48 GRID 20 PARCEL 40

ISSUED FOR: SKETCH PLAN REVIEW	DATE: 3/12/08	BY: WBS
PRELIMINARY PLAT REVIEW	DATE: 5/8/09	BY: WBS
FINAL PLAT TAC REVIEW	DATE: 7/10/09	BY: WBS
CRM REVIEW	DATE: 11/19/09	BY: WBS
RECORDATION	DATE: 12/21/09	BY: WBS

SHEET No. 3 OF 3	DATE: 3/12/08
SCALE: 1" = 100'	JOB No. 041055
	FILE No. B806



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
A1	S 05°43'59" E	130.59'	A29	S 75°27'19" E	173.95'
A2	S 09°59'01" E	162.73'	A30	S 13°52'00" E	121.14'
A3	S 13°59'49" E	69.96'	A31	S 77°48'54" W	220.71'
A4	S 09°51'54" W	194.95'	A32	N 47°36'00" W	73.43'
A5	N 22°38'50" E	388.44'	A33	N 07°59'27" E	214.70'
A6	N 02°18'15" E	511.81'	A34	N 20°37'48" W	76.66'
A7	N 79°17'20" E	78.89'	A35	N 31°37'55" W	40.28'
A8	S 22°32'18" W	200.39'	A36	N 74°45'45" W	39.09'
A9	S 27°03'11" W	170.06'	A37	N 87°20'02" W	247.58'
A10	S 00°30'21" W	127.90'	A38	N 04°02'38" E	56.52'
A11	S 30°11'02" W	28.45'	A39	N 53°49'28" E	40.33'
A12	N 81°24'03" W	71.97'	A40	S 88°40'56" E	87.58'
A13	N 40°58'29" W	87.60'	A41	S 88°04'05" E	103.99'
A14	N 32°17'42" W	100.15'	A42	S 79°07'39" E	97.95'
A15	N 69°33'23" W	178.03'	A43	S 59°36'11" E	33.68'
A16	N 85°35'47" W	233.22'	A44	S 25°54'54" E	106.58'
A17	N 61°51'17" W	62.67'	A45	S 09°33'17" E	78.89'
A18	N 13°14'57" E	32.33'	A46	S 14°48'34" W	107.80'
A19	S 76°48'17" E	633.03'	A47	S 07°58'34" W	115.21'
A28	N 03°23'49" E	226.90'	A48	S 17°10'37" W	38.92'

LINE	BEARING	LENGTH
L1	N 18°30'59" W	56.67'
L2	N 51°11'24" E	123.93'
L3	N 00°28'36" E	61.99'
L4	N 62°13'33" W	75.00'
L5	S 22°48'42" E	86.32'
L6	S 69°39'50" W	170.83'
L7	N 44°41'55" W	77.15'
L8	S 09°32'45" E	231.67'
L9	S 13°57'35" W	148.03'
L10	S 07°29'39" W	164.22'
L11	S 41°15'40" W	113.38'
L12	S 16°13'42" E	157.87'
L13	S 34°43'17" E	94.22'
L14	S 30°02'20" E	98.44'

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	441.43'	2482.19'	10°11'22"	221.30'	N 71°35'15" E	440.85'
C2	334.27'	1648.22'	11°32'12"	167.71'	N 72°07'18" E	333.70'
C5	438.45'	1270.00'	19°49'32"	221.94'	S 17°30'25" W	437.26'
C6	124.89'	1270.00'	5°38'04"	62.50'	S 10°24'41" W	124.84'
C7	314.56'	1270.00'	14°11'28"	158.09'	S 20°19'27" W	313.75'
C8	258.77'	280.00'	52°57'02"	139.45'	S 00°56'40" E	249.65'
C9	274.57'	470.00'	33°28'17"	141.33'	S 08°47'43" E	270.68'
C10	261.20'	430.00'	33°28'17"	129.30'	N 08°47'43" E	247.64'
C11	295.73'	320.00'	52°57'02"	159.37'	N 00°56'40" E	285.32'
C12	426.61'	1230.00'	19°49'32"	214.95'	N 17°30'25" E	423.49'

