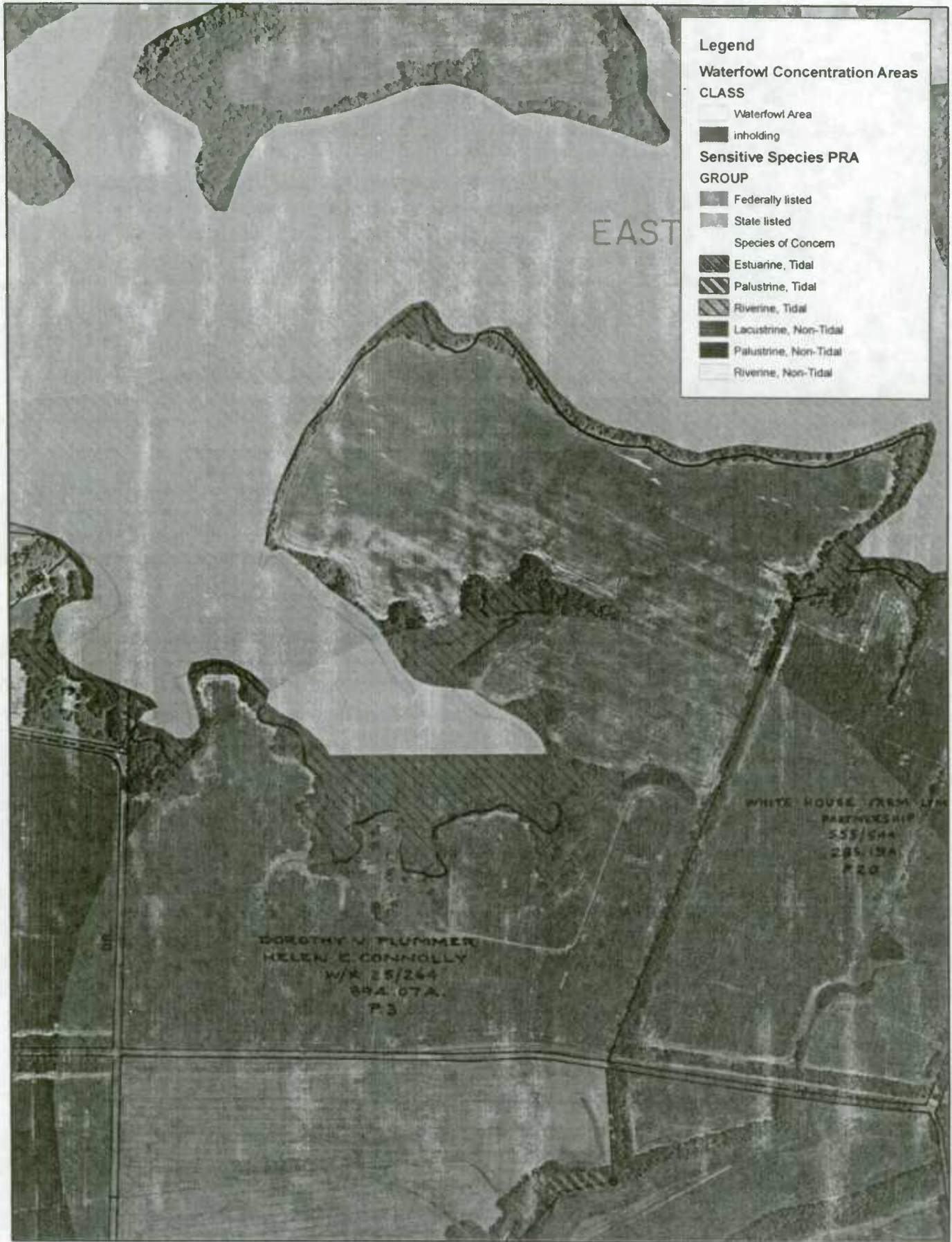


(Joins sheet 6)

(Joins sheet 10)



# Talbot County-Presquile Subdivision



1 inch equals 732.46 feet

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/)

July 28, 2009

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

Re: Presquile Farm Subdivision

Dear Ms. Verdery:

Thank you for providing information regarding the above referenced subdivision application. The site is 205.976 acres and is located entirely within the Resource Conservation Area (RCA) of the Chesapeake Bay Critical Area. The applicant is proposing to create ten lots, all within the Critical Area. Based on the information provided, we have the following comments:

1. The applicant is currently providing a 100-foot Buffer on the site plan. It is our understanding that the applicant submitted an original 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 Sewage Disposal Areas and wells for several lots are located within the 200-foot Buffer area.
2. We note that the applicant proposes to utilize ten development rights on the parcel north of Presquile Road, and one development right on the parcel south of Presquile Road. If this subdivision is approved, then the applicant will have exhausted all available development rights on the northern side of Presquile Road, and only two development rights will remain on the parcel south of Presquile Road. Any future





subdivision on this parcel will be subject to the 200-foot Buffer and lot coverage requirements found in Ch. 119, 2008 Laws of Maryland at 765.

3. The site plan states that an existing dwelling unit will be converted to a studio. Please have the applicant provide further information on what steps will be taken to convert this dwelling unit to a studio. Any such conversion must be completed prior to final plat approval to ensure that this parcel is in conformance with the one dwelling unit per twenty acre density limit in the RCA, as stated in Natural Resources Article §8-1808.1(e) and Talbot County Code §190-15 A(4).

In addition, we request that the County verify whether the studio meets the definition of a stand alone dwelling unit or is a dwelling unit that is considered part of the primary dwelling for purposes of calculating density as defined in Natural Resources Article §8-1808.1(e). In reviewing the plan, it does not appear that studio would qualify as an additional dwelling unit as part of the primary dwelling, as it is larger than 900 square feet in total enclosed area and is served by its own sewage disposal area.

If the County deems that the studio qualifies as a stand alone dwelling unit, then eleven dwelling units would be proposed. The applicant would be required to reduce the amount of proposed dwelling units to ten in order to meet density restrictions mentioned above, and a revised subdivision plan would be required.

4. In reviewing the environmental worksheet, it appears that certain portions of the 100-foot Buffer were not fully expanded for highly erodible soils. We understand that the applicant has expanded the Buffer in accordance with Talbot County's proposed program requirements. To assure compliance with state regulations, the Buffer should be expanded for hydric and highly erodible soils as follows:

A hydric soil or a highly erodible soil on a slope less than 15 percent shall be expanded to the lesser of:

- (i) The landward edge of the soil; or
- (ii) Three hundred feet including the minimum 100-foot Buffer

Thank you for the opportunity to provide comment. If you have any questions regarding this project, please call (410) 260 – 3483.

Sincerely,



Nick Kelly

Natural Resource Planner

Cc: Bill Stagg, Lane Engineering LLC

cc: TC 170-08



Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor



Margaret G. McHale  
Chair

Ren Serey  
Executive Director

STATE OF MARYLAND  
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February 24, 2009

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

**Re: Presquile Subdivision and Revision  
M1098, L1104 (TM 9, P3)**

Dear Ms. Verdery:

Thank you for providing additional information on the above referenced subdivision application. The applicant proposes to create a ten lot subdivision on land designated as a Resource Conservation Area (RCA). The property is 307.48 acres in size, with 277.75 acres located within the Critical Area RCA. The property is currently developed with three dwelling units, a barn, a shed, and driveway; all development is currently located on proposed Lot 2. Total existing forest coverage onsite is 20.71 acres (7.4%). The applicant is proposing to plant an additional 31.145 acres of afforestation, thus increasing total forest coverage onsite to 51.852 acres (18.7%).

Based on the information provided we have the following comments:

1. The applicant is currently providing a 100-foot Buffer on the site plan. It is our understanding that the applicant submitted an original 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 Sewage Disposal Areas and wells for several lots are located within the 200-foot Buffer area.



2. 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 Calvert 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.
3. It is our understanding that a revision plat has been submitted for a portion of Tax Parcel 3 (south of Presquile Road) to establish a building lot on this portion of the road. It is our understanding this revision is necessary in order to sell this portion of the property to a separate owner. Provided that County determines that the current subdivision and line revision request is part of the same application submitted to this office in March 2008, then the above comments regarding the 100-foot Buffer and lot coverage apply. However, if the County determines that this subdivision and revision plat are not the same application, then the 200-foot Buffer and lot coverage restrictions found in Section 8, Ch. 119, 2008 Laws of Maryland at 765 are applicable to the entire parcel. Please specify how the County will consider these applications.
4. We note that the applicant proposes to utilize ten development rights on the parcel north of Presquile Road, and one development right on the parcel south of Presquile Road. If this subdivision is approved, then the applicant will have exhausted all available development rights on the northern side of Presquile Road, and only two development rights will remain on the parcel south of Presquile Road. Any future subdivision on this parcel will be subject to the 200-foot Buffer and lot coverage requirements found in Ch. 119, 2008 Laws of Maryland at 765.
5. The site plan states that an existing dwelling unit will be converted to a studio. Please have the applicant provide further information on what steps will be taken to convert this dwelling unit to a studio. Any such conversion must be completed prior to final plat approval to ensure that this parcel is in conformance with the



one dwelling unit per twenty acre density limit in the RCA, as stated in Natural Resources Article §8-1808.1(e) and Talbot County Code §190-15 A(4).

In addition, we request that the County verify whether the studio meets the definition of a stand alone dwelling unit or is a dwelling unit that is considered part of the primary dwelling for purposes of calculating density as defined in Natural Resources Article §8-1808.1(e). In reviewing the plan, it does not appear that studio would qualify as an additional dwelling unit as part of the primary dwelling, as it is larger than 900 square feet in total enclosed area.

If the County deems that the studio qualifies as a stand alone dwelling unit, then eleven dwelling units would be proposed. The applicant would be required to reduce the amount of proposed dwelling units to ten in order to meet density restrictions mentioned above, and a revised subdivision plan would be required.

6. In reviewing the environmental worksheet, it appears that certain portions of the 100-foot Buffer were not fully expanded for highly erodible soils. Please have the applicant provide a revised environmental worksheet that addresses this concern. The preliminary plat should not be approved until this matter is resolved.
7. The Maryland Department of Natural Resources Wildlife and Heritage Service (WHS) has indicated that Delmarva Fox Squirrel (DFS) habitat is known to exist on-site. The applicant has placed a "self-imposed" 150-foot setback from DFS habitat on the site plan. We recommend that the applicant remove the wording "self-imposed" from the site plan. The applicant must address all recommendations from WHS and must coordinate with the U.S. Fish & Wildlife Service (USFWS) on the protection of this species. It is unclear whether coordination efforts have been made by the applicant. Please clarify.

Thank you for the opportunity to provide additional comments on this subdivision and line revision request. Please call me with any questions at (410) 260-3483.

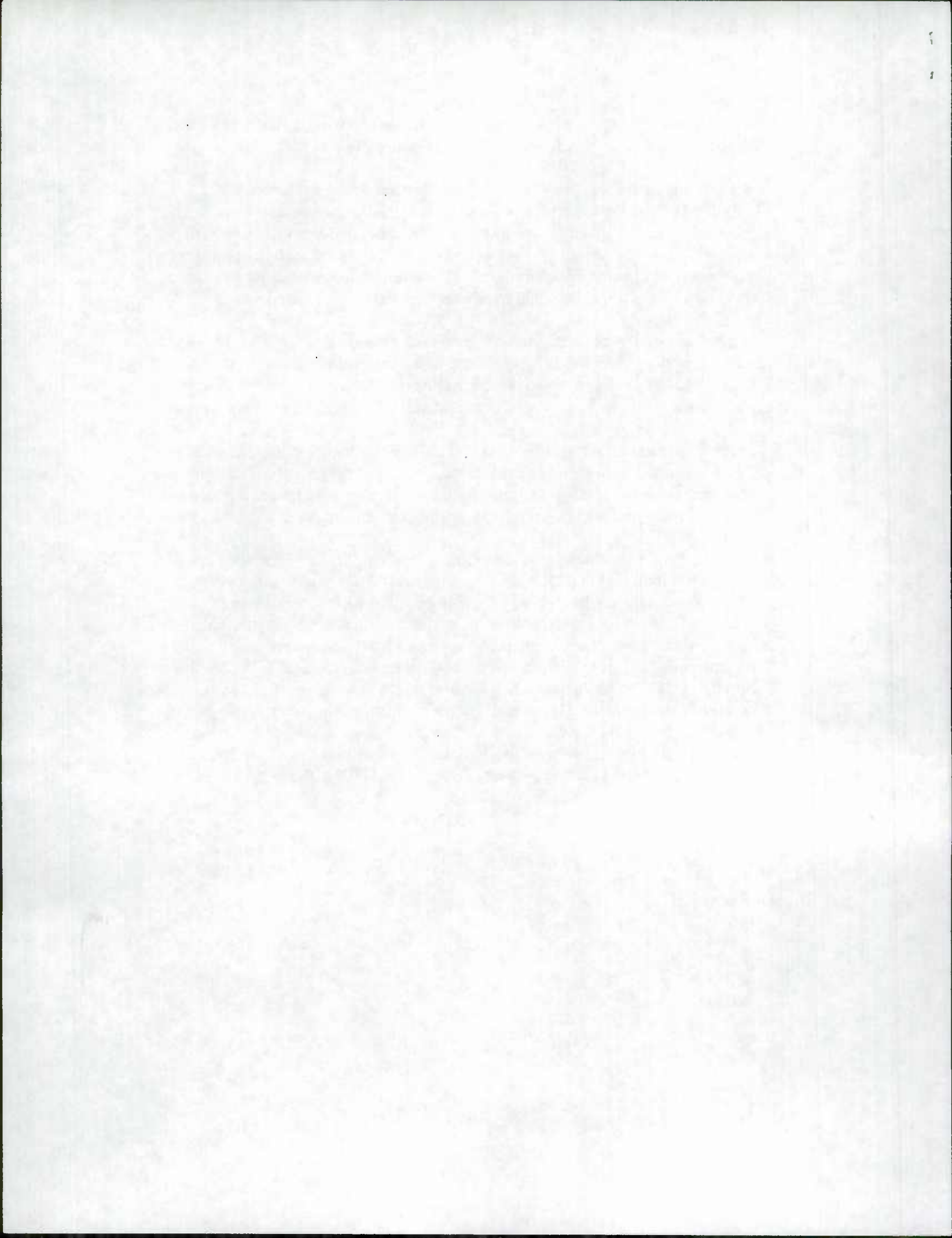
Sincerely,



Nick Kelly

Natural Resource Planner

cc: TC 170-08





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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April 30, 2008

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

Re: Presquile Subdivision  
M1098

Dear Ms. Verdery:

Thank you for providing additional information on the above referenced subdivision application. The applicant proposes to create a 10-lot subdivision on land designated as a Resource Conservation Area (RCA). The property is 310.423 acres in size, with 280.839 acres located within the Critical Area RCA, and 29.584 acres located outside of the Critical Area. The property is currently developed with three dwelling units, a barn, a shed, and driveway; all development is currently located on proposed lot one. Upon extracting .677 acres of state wetlands, a total 14 development rights are permitted; the applicant has currently utilized 3 development rights, and proposes to utilize an additional 8 development rights. Total existing forest coverage onsite is 28.468 acres (10.1%).

Based on the information provided, and based upon a site visit to the property with Elisa DeFlaux and Shawn Leidy of the Talbot County Office of Planning and Zoning, we have the following comments on this project:

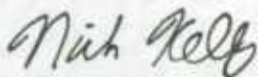
1. If the subdivision application is approved, the applicant will have utilized 11 development rights; only three development rights will remain for utilization on this site.
2. The applicant must meet the 15% afforestation requirement by planting an additional 13.66 acres of forest cover.
3. The applicant should state on the site plan the amount of impervious surface permitted for each lot. Each lot is limited to 15% impervious surface area.



4. Talbot County soil maps reveal additional locations of hydric soils that are adjacent to the 100-foot Buffer (Keyport, Elkton, Mattapex, Othello); the Buffer must be expanded to include these sensitive areas. Please refer to the attached soil map to help determine the areas of hydric soils.
5. Based upon a field delineation with Ms. DeFlaux, it appears that the tidal wetland located on the northwestern edge of Lot 1 should be expanded to the east. In addition, there appears to be an unmarked tidal wetland located on the north eastern side of Lot 1, and a tidal wetland appears to exist in the area of Othello soils near the existing house on Lot 1.
6. The tidal wetland located in the center of Lot 2 should be expanded further east towards the existing stream crossing, as field conditions revealed this area to be tidal in nature.
7. An intermittent stream, located near the western edge of Lot 2, extending from the area of Othello and Keyport soils, was not delineated on the site plan. Please have the applicant delineate this feature on the plan and provide a 100-foot Buffer around the stream.
8. Based upon our comments in #4, #5, #6, and #7, Commission staff requests that the applicant perform a wetland and stream delineation for the entire property, as we have concerns that several features are either missing or inaccurately depicted on the site plan.
9. The applicant is proposing to create 6 lots that are less than 20 acres in size. Lots less than 20 acres in size are required to place the amount of acreage less than 20 acres in Reservation of Development Rights (RDR). However, no RDR location is shown on the site plan. Please have the applicant show location of the RDR area on the site plan.
10. Please have the applicant clarify the process in which steep slopes were expanded on this site.
11. The site plan states that the buffer for an intermittent stream is 50 feet; however, buffers for all streams within the Critical Area, including intermittent streams, are 100 feet.
12. Aerial photography reveals that a portion of the property, from Lot 2 southward, is located in an area inhabited by a federally listed endangered species. 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 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 170-08



PROPERTY STATISTICS

OWNERS: D. JEAN HEARN
25-6 LAUREL SPRINGS LANE
READING, PENNSYLVANIA 19606
(610) 370-2269

DEED REFERENCE: 1727/35

BARBARA M. VILLONE
3356 SUDLERSVILLE SOUTH
LAUREL, MARYLAND 20724
(301) 725-1939

DEED REFERENCE: 1727/35

H. ELIZABETH LUCAS
P.O. BOX 124
WYE MILLS, MARYLAND 21679
(410) 822-0592

DEED REFERENCE: 1727/35

THELMA CONNOLLY GRETZINGER, TRUSTEE OF THE THELMA CONNOLLY GRETZINGER
REVOCABLE LIVING TRUST DATED SEPTEMBER 1, 1987, AS REINSTATED
3200 DIAMOND HEAD ROAD
HONOLULU, HAWAII 96815
(808) 384-4344

DEED REFERENCE: 1727/35

TOTAL AREA TO BE SUBDIVIDED: 213,441 AC.±
205,976 AC.± IN CRITICAL AREA
7,465 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, etc.

FLOOD ZONE INFORMATION
THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONES "A6", "B" AND "C" OF THE COASTAL
FLOOD PLAN AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS COMMUNITY PANEL NO. 240066
0009 A & 240066 0010 A FOR TALBOT COUNTY, MARYLAND.

FLOOD PLAIN LEGEND

- A - 100 YEAR FLOOD ZONE
B - 500 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 INUNDATED 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 SUBJECT LAND IS A PORTION OF A SINGLE PARCEL DESCRIBED IN A DEED DATED
SEPTEMBER 28, 1897 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY,
MARYLAND IN LIBER 127, AT FOLIO 377, AND IS REPRESENTED AS A PORTION OF TAX
PARCEL 3 DIVIDED BY A COUNTY ROAD AS SHOWN ON TALBOT COUNTY TAX MAP 9. NO
SUBDIVISION OF THE SUBJECT LAND HAS OCCURRED SINCE AUGUST 13, 1989.

DEVELOPMENT SUMMARY

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.

TOTAL AREA = 213,441 ACRES
AREA IN LOT(S) = 207,809 ACRES
AREA IN PRIVATE ROAD RIGHT-OF-WAY = 5,632 ACRES
AREA IN RESERVED LAND = 0.000 ACRES

RC DEVELOPMENT RIGHTS SUMMARY

RC ACREAGE = 205,976 ACRES
STATE WETLANDS = 0.451 ACRES
NET ACREAGE = 205,525 ACRES
DEVELOPMENT RIGHTS PERMITTED = 10 @ 1 DEVELOPMENT RIGHT/20 ACRES
DEVELOPMENT RIGHTS PREVIOUSLY UTILIZED = 2 (LOT 2 - HOUSE "A" & HOUSE "B")
DEVELOPMENT RIGHTS UTILIZED HEREON = 8 (LOTS 3 THROUGH 10)
DEVELOPMENT RIGHTS REMAINING = 0
RESERVED LANDS = 0.000 ACRES

WRC DEVELOPMENT RIGHTS SUMMARY

WRC ACREAGE = 7,465 ACRES
DEVELOPMENT RIGHTS PERMITTED = 3 @ 3 + 1 DEVELOPMENT RIGHT/20 ACRES
DEVELOPMENT RIGHTS PREVIOUSLY UTILIZED = 0
DEVELOPMENT RIGHTS UTILIZED HEREON = 0
DEVELOPMENT RIGHTS REMAINING = 3

SURVEYOR'S CERTIFICATE

THE PRESENT OWNERS OF THE LAND OF WHICH THIS REVISION PLAT IS
COMPRISED ARE D. JEAN HEARN, BARBARA M. VILLONE, H. ELIZABETH LUCAS
AND THELMA CONNOLLY GRETZINGER, TRUSTEE OF THE THELMA CONNOLLY
GRETZINGER REVOCABLE LIVING TRUST DATED SEPTEMBER 1, 1987, AS
REINSTATED. THE OWNERS CONCUR WITH ALL NOTATIONS AND
REPRESENTATIONS ON THIS PLAT WHICH IS PREPARED AND WILL BE
RECORDED AT THEIR REQUEST.

I, JEFFERSON EWELL HUBBARD HEREBY CERTIFY THAT THE PLAT SHOWN
HEREON IS CORRECT THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED
BY D. JEAN HEARN, BARBARA M. VILLONE, H. ELIZABETH LUCAS, WANDA C.
MORTON AND THELMA CONNOLLY GRETZINGER, TRUSTEE OF THE THELMA
CONNOLLY GRETZINGER REVOCABLE LIVING TRUST DATED SEPTEMBER 1,
1987, AS REINSTATED, BY DEED DATED JULY 17, 2009 AND RECORDED
AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1727,
AT FOLIO 35; 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.

JEFFERSON EWELL HUBBARD
PROPERTY LINE SURVEYOR NO. 363
LANE ENGINEERING, LLC
117 BAY STREET
EASTON, MARYLAND 21601

1/25/10
DATE

CRITICAL AREA LOT COVERAGE CALCULATIONS

Table for Lot 2: A. AREA IN CRITICAL AREA 54.483 AC.±, B. STATE TIDAL WETLANDS 0.306 AC.±, C. NET AREA USED FOR LOT COVERAGE CALCULATION 54.177 AC.±, etc.

Table for Lot 3: A. AREA IN CRITICAL AREA 49.275 AC.±, B. STATE TIDAL WETLANDS 0.000 AC.±, C. NET AREA USED FOR LOT COVERAGE CALCULATION 49.275 AC.±, etc.

Table for Lot 4: A. AREA IN CRITICAL AREA 37.632 AC.±, B. STATE TIDAL WETLANDS 0.000 AC.±, C. NET AREA USED FOR LOT COVERAGE CALCULATION 37.632 AC.±, etc.

Table for Lot 5: A. AREA IN CRITICAL AREA 5.000 AC.±, B. STATE TIDAL WETLANDS 0.000 AC.±, C. NET AREA USED FOR LOT COVERAGE CALCULATION 5.000 AC.±, etc.

Table for Lot 6: A. AREA IN CRITICAL AREA 33.461 AC.±, B. STATE TIDAL WETLANDS 0.123 AC.±, C. NET AREA USED FOR LOT COVERAGE CALCULATION 33.338 AC.±, etc.

Table for Lot 7: A. AREA IN CRITICAL AREA 3.783 AC.±, B. STATE TIDAL WETLANDS 0.000 AC.±, C. NET AREA USED FOR LOT COVERAGE CALCULATION 3.783 AC.±, etc.

Table for Lot 8: A. AREA IN CRITICAL AREA 4.245 AC.±, B. STATE TIDAL WETLANDS 0.000 AC.±, C. NET AREA USED FOR LOT COVERAGE CALCULATION 4.245 AC.±, etc.

Table for Lot 9: A. AREA IN CRITICAL AREA 4.281 AC.±, B. STATE TIDAL WETLANDS 0.000 AC.±, C. NET AREA USED FOR LOT COVERAGE CALCULATION 4.281 AC.±, etc.

Table for Lot 10: A. AREA IN CRITICAL AREA 8.164 AC.±, B. STATE TIDAL WETLANDS 0.035 AC.±, C. NET AREA USED FOR LOT COVERAGE CALCULATION 8.129 AC.±, etc.

Table for Private Road Right-of-Way: A. AREA IN CRITICAL AREA 5.632 AC.±, B. STATE TIDAL WETLANDS 0.000 AC.±, C. NET AREA USED FOR LOT COVERAGE CALCULATION 5.632 AC.±, etc.

NON-CRITICAL AREA LOT COVERAGE CALCULATIONS

Table for Lot 2 (WRC ZONING): A. AREA IN NON-CRITICAL AREA 7.465 AC.±, B. 15% LOT COVERAGE ALLOTMENT 48,776 SQ. FT., etc.

FOREST CALCULATIONS

TAX PARCEL 3 - CRITICAL AREA - 205,976 ACRES
EXISTING FOREST = 17,380 ACRES
PROPOSED CLEARING = 0.000 ACRES
AFFORESTATION REQUIRED = 13,516 ACRES
AFFORESTATION PROVIDED = 13,516 ACRES
TOTAL FOREST AFTER AFFORESTATION = 30,896 ACRES (15.0%)

TAX PARCEL 3 - NON-CRITICAL AREA - 7,465 ACRES
EXISTING FOREST = 0.000 ACRES
PROPOSED CLEARING = 0.000 ACRES
AFFORESTATION REQUIRED = 0.000 ACRES
AFFORESTATION PROVIDED = 0.000 ACRES
FOREST CONSERVATION REQUIRED = 0.000 ACRES

TIDAL WETLAND CLASSIFICATION TABLE with columns: CLASSIFICATION, AREA, OWNERSHIP, TAX PARCEL/LOT. Rows include TYPE 41-MEADOW CORDGRASS/SPIKEGRASS, etc.

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
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.

WE, D. JEAN HEARN, BARBARA M. VILLONE, H. ELIZABETH LUCAS AND THELMA CONNOLLY
GRETZINGER, TRUSTEE OF THE THELMA CONNOLLY GRETZINGER REVOCABLE LIVING TRUST
DATED SEPTEMBER 1, 1987, AS REINSTATED, OWNERS OF THE PROPERTY SHOWN AND
DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION PLAT.

D. Jean Hearn 1-29-10
D. JEAN HEARN DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 29th DAY OF
January 2010
Barbara M. Villone Notary Public

Barbara M. Villone 2/3/10
BARBARA M. VILLONE DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 3rd DAY OF
February 2010
Elizabeth Lucas Notary Public

Elizabeth Lucas 2/3/10
H. ELIZABETH LUCAS DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 3rd DAY OF
February 2010
TheLma Connolly Gretzinger Notary Public

TheLma Connolly Gretzinger 1-27-10
THELMA CONNOLLY GRETZINGER, TRUSTEE OF
THE THELMA CONNOLLY GRETZINGER REVOCABLE
LIVING TRUST DATED SEPTEMBER 1, 1987,
AS REINSTATED DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 27th DAY OF
January 2010
TheLma Connolly Gretzinger Notary Public

January 2010
TheLma Connolly Gretzinger Notary Public

TALBOT COUNTY OFFICE OF PLANNING AND ZONING

THIS PLAT REPRESENTS A SUBDIVISION OF THE LANDS OF D. JEAN HEARN, BARBARA
M. VILLONE, H. ELIZABETH LUCAS AND THELMA CONNOLLY GRETZINGER, TRUSTEE OF
THE THELMA CONNOLLY GRETZINGER REVOCABLE LIVING TRUST DATED SEPTEMBER 1,
1987, AS REINSTATED, PREVIOUSLY RECORDED AMONG THE LAND RECORDS OF
TALBOT COUNTY, MARYLAND IN LIBER 1727, AT FOLIO 35.
S. J. Smith 3-2-10
TALBOT COUNTY PLANNING COMMISSION DATE
PLANNING OFFICER, AUTHORIZED AGENT

TALBOT COUNTY HEALTH DEPARTMENT

LOTS 2 THROUGH 10 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 DETAILED
INFORMATION ABOUT THE PROPERTY INCLUDING ADDITIONAL TESTING AND EVALUATION.

Kathleen Ooster / GOM 2/19/10
HEALTH 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.

LOTS 2 THROUGH 10 AND BILLYS POINT LANE SHALL BE DEVELOPED IN ACCORDANCE
WITH THE "2000 MARYLAND STORMWATER DESIGN MANUAL", LATEST VERSION, AND THE
TALBOT COUNTY STORMWATER MANAGEMENT CODE. OVERALL SUBDIVISION COMPLIANCE
WITH STORMWATER QUALITY REQUIREMENTS IS ADDRESSED AS FOLLOWS:

BILLYS POINT LANE - FOUR FOOT WIDE FLAT BOTTOM VEGETATED ROADSIDE
SWALES (SEE DECLARATION OF ROAD USE AND MAINTENANCE COVENANT)

SIDE LOT LINE SWALES - THE VEGETATIVE WATER QUALITY SWALES LOCATED
ALONG PORTIONS OF THE COMMON LOT LINES BETWEEN LOTS 3 AND 4, LOTS 4
AND 5, LOTS 5 AND 6, LOTS 6 AND 7, LOTS 7 AND 8, LOTS 8 AND 9 AND
LOTS 9 AND 10 AS SHOWN HEREON SHALL BE INSTALLED AT THE TIME AND AT
BILLYS POINT LANE CONSTRUCTION. MAINTENANCE OF THESE FACILITIES SHALL BE
SHARED EQUALLY BY THE OWNERS OF THE COMMON LOTS ON WHICH THEY ARE
LOCATED. (SEE DECLARATION OF ROAD USE AND MAINTENANCE COVENANTS).

INDIVIDUAL LOT DEVELOPMENT SHALL INCORPORATE NON-STRUCTURAL
STORMWATER MANAGEMENT PRACTICES INCLUDING BUT NOT LIMITED TO
"DISCONNECTION OF ROOFTOP AND NON-ROOFTOP" RUNOFF IN ACCORDANCE
WITH THE "2000 MARYLAND STORMWATER DESIGN MANUAL", LATEST VERSION.

LOT 2 IS RESTRICTED TO A MAXIMUM OF ONE NON-AGRICULTURAL ACCESS EACH TO
PRESQUILLE ROAD AND PRESQUILLE DRIVE - NORTH, SUBJECT TO APPROVAL OF THE
COUNTY ENGINEER OR ROAD SUPERINTENDENT.

LOT 3 IS DENIED DIRECT NON-AGRICULTURAL ACCESS TO PRESQUILLE ROAD.
THE PRIVATE ROAD, DESIGNATED AS BILLYS POINT LANE SHALL BE PRIVATELY OWNED
AND AS SUCH, THE COUNTY HAS NO RESPONSIBILITY FOR ITS MAINTENANCE OR
SAFETY. THE ROAD SHALL BE OWNED EQUALLY BY LOTS 3, 4, 5, 6, 7, 8, 9 AND 10
AND MAINTAINED AS SPECIFIED IN A DECLARATION OF ROAD USE AND MAINTENANCE
COVENANTS RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN
LIBER 1777, AT FOLIO 371. 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.

BUILDING PERMITS FOR LOT 2 ACCESSING PRESQUILLE ROAD MAY BE RESTRICTED UNTIL
ERUPTION SPECIFICATIONS AT THE PUBLIC ROAD RIGHT-OF-WAY ARE MET IN
ACCORDANCE WITH PROVISIONS OF THE TALBOT COUNTY CODE.

BUILDING PERMITS FOR LOTS 3, 4, 5, 6, 7, 8, 9 AND 10 USING BILLYS POINT LANE
SHALL BE RESTRICTED UNTIL THE COUNTY IS IN RECEIPT OF A NOTARIZED
CERTIFICATION FROM THE OWNER(S) AND ROAD CONTRACTOR THAT THE ROAD AND
SIDE LOT LINE - VEGETATIVE WATER QUALITY SWALES FOR STORMWATER MANAGEMENT
HAVE BEEN CONSTRUCTED ACCORDING TO THE REQUIREMENTS OF THE TALBOT COUNTY
CODE.

THE TIDAL WETLANDS, NON-TIDAL WETLANDS, STREAMS AND AG DITCHES AS
SHOWN HEREON WERE FIELD DELINEATED IN THE FALL OF 2008 BY M. STARK
MC LAUGHLIN, A QUALIFIED PROFESSIONAL WITH LANE ENGINEERING, LLC AND
FIELD VERIFIED OCTOBER 15, 2008. WETLAND LIMITS WERE REVERIFIED AND
EXPANDED BASED ON A FINAL SITE VISIT, MARCH 18, 2009 WITH ALAN
KAMPMAYER OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.

THE WOODS LINE AS SHOWN HEREON WAS TAKEN FROM THE 2006 AERIAL
IMAGERY OF TALBOT COUNTY, MARYLAND.

PROPERTY COVENANTS & RESTRICTIONS
LOTS 2 THROUGH 10 ARE SUBJECT TO A DECLARATION OF COVENANTS AND
RESTRICTIONS RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY,
MARYLAND IN LIBER 1727, AT FOLIO 13.

LOTS 3 THROUGH 10 ARE SUBJECT TO A DECLARATION OF ROAD USE AND
MAINTENANCE COVENANTS RECORDED AMONG THE LAND RECORDS OF TALBOT
COUNTY, MARYLAND IN LIBER 1777, AT FOLIO 371.

LOTS 2 THROUGH 10 ARE SUBJECT TO A FOREST PRESERVATION PLAN
ENTITLED, "FOREST PRESERVATION PLAN ADDRESSING 15% CRITICAL AREA
FOREST COMPLIANCE", DATED OCTOBER 22, 2009, AS PREPARED BY LANE
ENGINEERING, LLC AND ON FILE WITH THE TALBOT COUNTY OFFICE OF
PLANNING AND ZONING.

LOTS 2 THROUGH 10 ARE SUBJECT TO A FOREST PRESERVATION PLAN
PLANTING AND MAINTENANCE AGREEMENT RECORDED AMONG THE LAND
RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1777, AT
FOLIO 370.

THE "TWO STORY STUDIO" ON LOT 2 SHOWN HEREON IS SUBJECT TO A
RESTRICTIVE COVENANT RECORDED AMONG THE LAND RECORDS OF TALBOT
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GENERAL NOTES

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

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.

THE 100 FOOT SHORELINE DEVELOPMENT BUFFER AND EXPANDED BUFFER ON
LOTS 2 THROUGH 10 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.

CLEARING OR REMOVAL OF NATURAL VEGETATION WITHIN THE SHORE
DEVELOPMENT BUFFER AND EXPANDED BUFFER IS PROHIBITED. SELECTIVE
PRUNING OR MOWING OF NATURAL VEGETATION WITHIN THE SHORE
DEVELOPMENT BUFFER AND EXPANDED BUFFER IS SUBJECT TO REVIEW BY THE
TALBOT COUNTY OFFICE OF PLANNING AND ZONING. PLEASE CONTACT
(410)-770-8030 FOR FURTHER INFORMATION.

REMOVAL OF NATURAL VEGETATION WITHIN THE SHORELINE DEVELOPMENT
BUFFER IS PROHIBITED. CUTTING AND/OR MOWING OF NATURAL VEGETATION
WITHIN THE BUFFER IS SUBJECT TO REVIEW BY THE TALBOT COUNTY PLANNING
AND ZONING OFFICE. PLEASE CONTACT (410) 770-8030 FOR FURTHER
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 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
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 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. STARK
MC LAUGHLIN, A QUALIFIED PROFESSIONAL WITH LANE ENGINEERING, LLC AND
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THE "TWO STORY STUDIO" ON LOT 2 SHOWN HEREON IS SUBJECT TO A
RESTRICTIVE COVENANT RE







LINE	BEARING	LENGTH
A127	S 61°52'54" E	55.20'
A128	S 38°12'57" E	69.65'
A129	S 22°21'06" E	61.73'
A130	S 10°08'28" E	142.27'
A131	S 07°50'52" W	101.67'
A132	S 50°08'19" E	80.54'
A133	S 75°38'38" E	66.24'
A134	N 48°52'48" E	107.60'
A135	N 14°14'00" E	45.64'
A136	N 54°05'45" W	58.78'
A137	N 33°42'17" W	82.46'
A138	N 28°34'40" E	51.66'
A139	N 62°22'01" E	102.74'
A140	N 06°00'44" E	55.17'
A141	N 21°28'08" W	65.83'
A142	N 50°20'51" W	61.28'
A143	N 20°14'07" E	23.30'
A144	N 83°57'46" E	278.95'
A145	N 18°41'38" E	98.58'
A146	N 07°35'17" W	48.84'
A147	S 88°23'14" W	36.79'
A148	N 78°28'51" W	87.06'
A149	N 72°19'59" W	109.53'
A150	N 76°48'26" E	218.97'
A151	N 84°00'00" E	174.09'
A152	S 72°29'22" E	156.95'
A153	S 27°15'58" E	83.42'
A154	S 08°59'07" W	73.32'
A155	S 48°38'04" W	123.62'
A156	N 80°48'05" W	101.43'
A157	S 66°50'06" W	85.01'
A158	S 46°12'54" W	82.55'
A159	N 85°46'49" W	184.91'
A160	S 18°48'48" E	75.94'
A161	S 19°33'27" W	95.59'
A162	S 51°16'50" W	88.82'
A163	S 39°32'53" E	96.88'
A164	S 05°11'16" W	87.38'
A165	S 37°48'41" W	153.67'
A166	S 71°06'30" W	78.75'
A167	N 67°33'31" W	221.29'
A168	N 04°18'58" E	209.40'
A169	N 17°15'01" W	158.96'
A170	N 07°27'05" W	105.79'
A171	N 04°29'58" E	102.70'
A172	N 73°49'09" E	74.31'
A173	S 80°02'00" E	106.35'
A174	S 68°56'27" E	87.55'
A175	S 01°58'34" E	33.38'
A176	S 56°19'28" W	29.05'
A177	N 80°43'56" W	57.15'
A178	N 86°45'43" W	61.10'
A179	S 72°49'59" W	66.28'
A180	S 62°49'54" W	47.87'
A181	N 32°55'11" E	42.22'
A182	N 07°48'54" W	55.10'
A183	N 33°48'02" W	48.44'
A184	N 69°17'06" W	41.26'
A185	S 86°20'59" W	48.12'
A186	S 68°07'02" W	120.26'
A187	S 72°15'10" W	101.28'
A188	N 90°00'00" W	43.80'
A237	S 85°38'02" E	86.53'
A238	N 62°44'08" E	130.18'
A239	S 78°59'15" E	140.67'
A240	S 51°28'43" E	116.88'
A241	S 03°00'22" W	73.27'
A242	S 63°45'44" W	68.29'



LOT 2  
(SEE SHEET 2 OF 5)

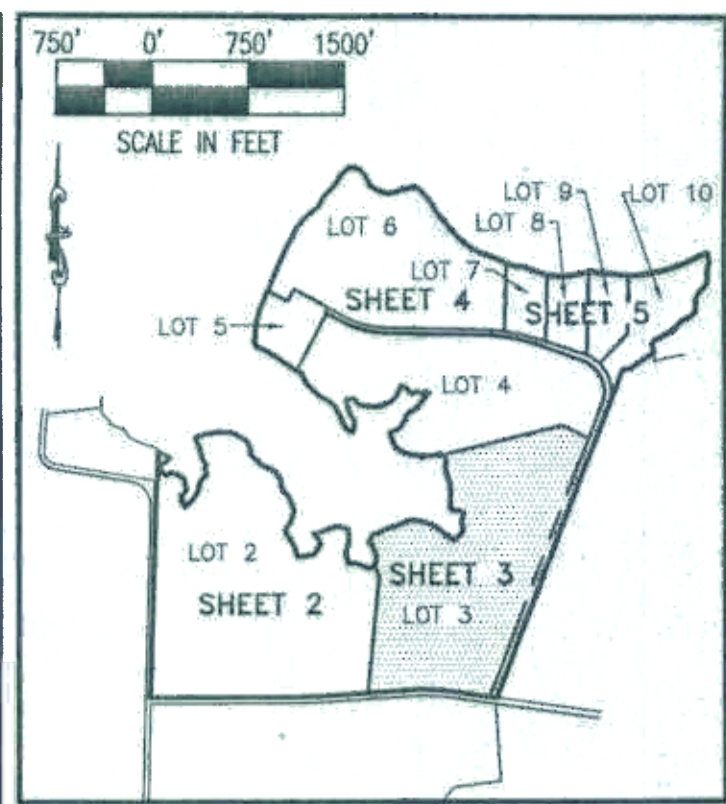
LOT 4  
(SEE SHEET 4 OF 5)

QUARTER COVE

LOT 3  
49.275 AC.±

LINE	BEARING	LENGTH
L24	S 83°23'03" E	204.71'
L25	N 03°33'41" W	236.63'
L26	N 69°10'52" E	317.66'
L27	S 79°59'55" E	153.24'
L28	S 57°07'18" E	230.95'
L29	N 45°41'18" E	95.32'
L30	N 02°56'07" E	151.36'
L31	N 79°59'02" W	90.29'
L32	N 09°21'22" W	440.36'
L33	N 88°47'25" W	256.59'

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	285.07'	1365.61'	115°57'37"	143.05'	N 68°08'26" W	284.55'

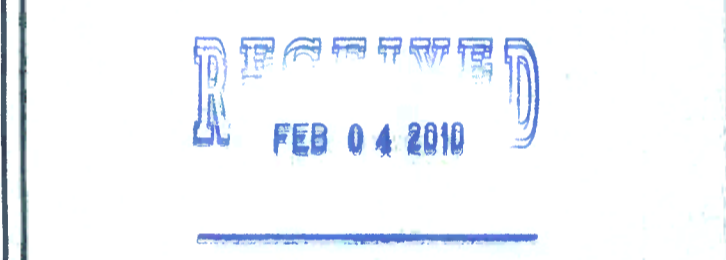


KEY MAP  
SCALE: 1" = 150'

LEGEND

- DENOTES COMPUTED POINT
- DENOTES CONCRETE MONUMENT SET
- DENOTES IRON ROD SET
- DENOTES EXISTING PARCEL BOUNDARY
- - - DENOTES LOT LINE HEREBY ESTABLISHED
- - - DENOTES PRIVATE ROAD RIGHT-OF-WAY HEREBY ESTABLISHED
- - - DENOTES SHORELINE REFERENCE LINE
- ..... DENOTES FLOOD ZONE BOUNDARY
- ~~~~~ DENOTES STREAM
- DENOTES NON TIDAL WETLANDS
- DENOTES TIDAL WETLANDS
- - - DENOTES 100' SHORE DEVELOPMENT BUFFER
- ▨ DENOTES EXPANDED BUFFER AREA FOR STEEP SLOPES
- ▨ DENOTES EXPANDED BUFFER AREA FOR HYDRIC/HIGHLY ERODIBLE SOILS
- DENOTES EXISTING TREE LINE
- DENOTES APPROVED SEWAGE DISPOSAL AREA
- DENOTES SURVEY LOCATED SOIL BORING
- DENOTES SURVEY LOCATED MONITORING WELL
- DENOTES AFFORESTATION AREA
- △ DENOTES AFFORESTATION SIGN
- DENOTES PROPOSED WELL
- 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 VEGETATIVE WATER QUALITY SWALES FOR STORMWATER MANAGEMENT - 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 BILLY'S POINT LANE CONSTRUCTION.

No.	DATE	DESCRIPTION	BY
1	1/5/09	REVISED PLAN FOR PRELIMINARY PLAT SUBMITTAL	RNT
2	2/17/09	PROVIDE INDIVIDUAL LOT COVERAGE CALCULATIONS	RNT
3	6/8/09	PER TAC NOTICE TO PROCEED DATED 4/15/09	RNT
4	10/22/09	PER TAC NOTICE TO PROCEED DATED 9/18/09	RNT
5	1/6/10	PER CRM NOTICE TO PROCEED DATED 11/10/09 AND DPW COMMENTS DATED 1/5/10	RNT



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

E-mail: mail@lane.com  
117 Bay St., Easton, MD 21601 (410) 822-8003  
15 Washington St., Cambridge, MD 21613 (410) 221-0818  
304 Pennsylvania Ave., Centreville, MD 21617 (410) 758-2095

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED HERE:

STATE OF MARYLAND  
SHEPARD KRECH JR.  
NORA P. KRECH  
REGISTERED PROFESSIONAL LAND SURVEYOR

*Shepard Krech Jr.* 1/25/10  
DATE

SUBDIVISION  
PLAT

PRESQU COAST FARM

IN THE FIRST ELECTION DISTRICT  
TALBOT COUNTY, MARYLAND  
TAX MAP 9 GRID 9 PARCEL 3

ISSUED FOR:	DATE:	BY:
SKETCH PLAN REVIEW	11/14/08	WBS
PRELIMINARY PLAT REVIEW	1/5/09	WBS
RESUBMIT - PRELIMINARY PLAT REVIEW	2/17/09	WBS
FINAL PLAT REVIEW	6/8/09	WBS
CRM REVIEW	10/22/09	WBS
RECORDATION	1/25/10	WBS

SHEET No.	DATE:
3 OF 5	11/14/08
SCALE:	JOB No.
1" = 100'	060860
FILE No.	C276







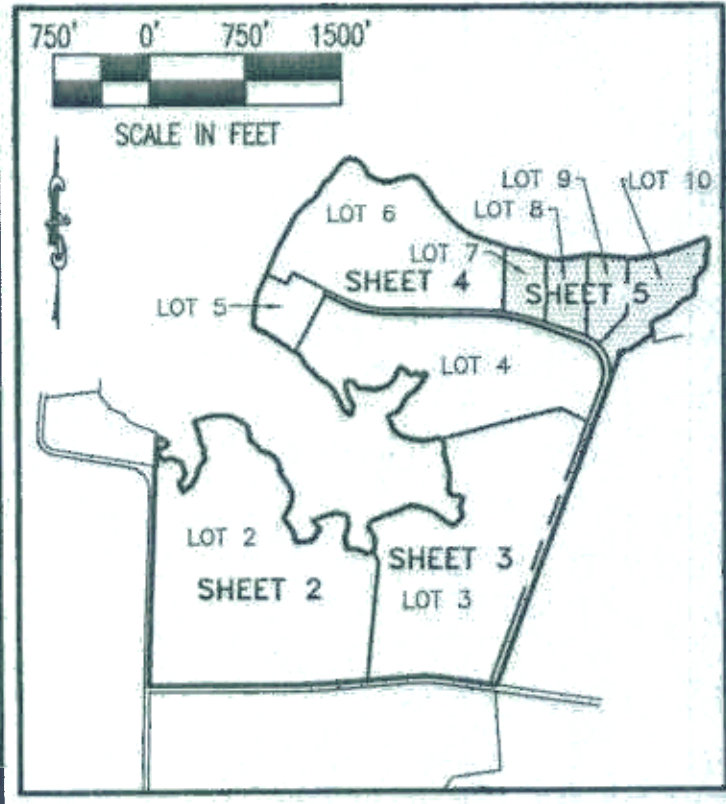
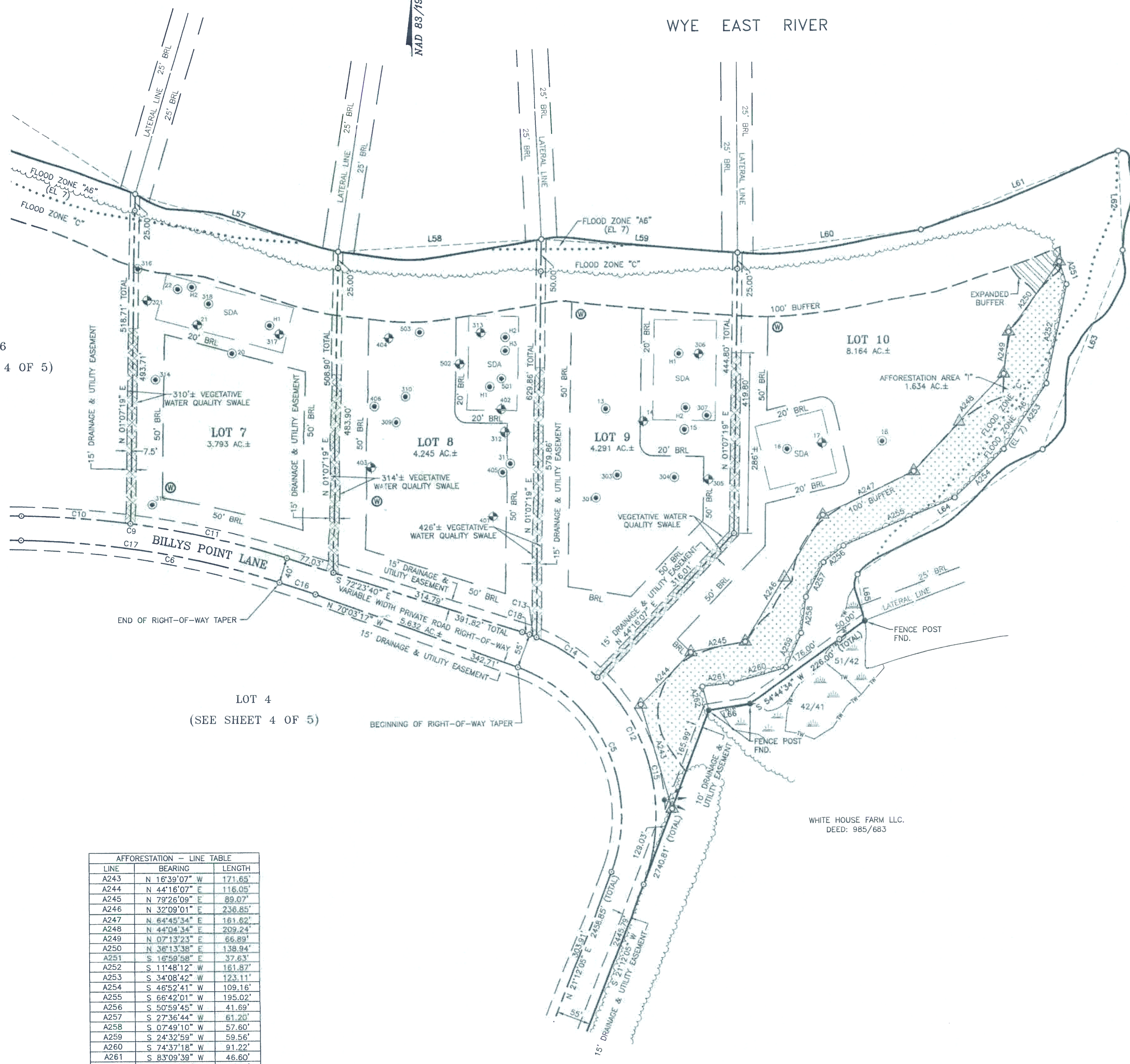
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LINE	BEARING	LENGTH
L56	S 57°15'12" E	619.06'
L57	S 74°31'47" E	335.46'
L58	N 86°56'17" E	325.87'
L59	S 89°52'08" E	315.44'
L60	N 83°25'17" E	296.54'
L61	N 69°21'30" E	336.08'
L62	S 02°07'23" E	154.39'
L63	S 22°33'38" W	340.19'
L64	S 56°41'26" W	357.36'
L65	S 08°47'17" E	73.64'
L66	S 81°13'45" W	87.08'

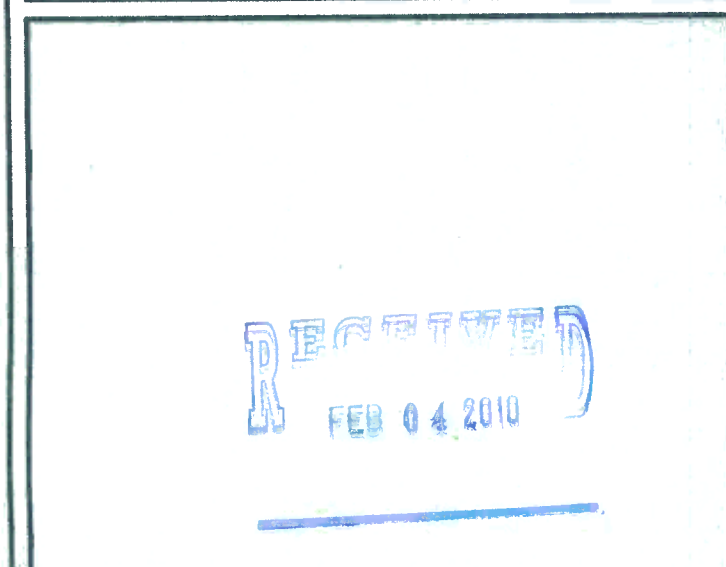
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C5	398.18'	250.00'	91°15'22"	255.54'	N 24°25'36" W	357.41'
C6	479.65'	1460.00'	18°49'24"	242.01'	N 79°27'59" W	477.90'
C9	431.54'	1500.00'	18°29'01"	217.27'	S 80°38'11" E	430.05'
C10	174.87'	1500.00'	8°40'47"	87.54'	S 85°32'18" E	174.78'
C11	256.27'	1500.00'	9°48'14"	128.65'	S 27°12'47" E	256.35'
C12	498.23'	305.00'	93°35'45"	324.77'	S 25°35'49" E	444.66'
C13	12.00'	305.00'	2°15'17"	6.00'	S 68°55'38" E	12.00'
C14	117.48'	305.00'	22°04'07"	59.48'	S 56°45'56" E	116.75'
C15	356.30'	305.00'	66°55'57"	201.62'	S 12°15'54" E	336.38'
C16	59.82'	1460.00'	2°20'23"	29.92'	N 71°13'29" W	59.82'
C17	420.03'	1460.00'	18°29'01"	211.48'	N 80°38'11" W	418.59'
C18	12.46'	305.00'	22°0'23"	6.23'	S 71°13'29" E	12.45'

LEGEND	
○	DENOTES COMPUTED POINT
□	DENOTES CONCRETE MONUMENT SET
○	DENOTES IRON ROD SET
---	DENOTES EXISTING BOUNDARY
---	DENOTES LOT LINE HEREBY ESTABLISHED
---	DENOTES PRIVATE ROAD RIGHT-OF-WAY HEREBY ESTABLISHED
---	DENOTES SHORELINE REFERENCE LINE
---	DENOTES FLOOD ZONE BOUNDARY
---	DENOTES PERENNIAL STREAM
---	DENOTES NON TIDAL WETLANDS
---	DENOTES TIDAL WETLANDS
---	DENOTES 100' SHORE DEVELOPMENT BUFFER
---	DENOTES EXPANDED BUFFER AREA FOR STEEP SLOPES
---	DENOTES EXPANDED BUFFER AREA FOR HYDRIC/HIGHLY ERODIBLE SOILS
---	DENOTES EXISTING TREE LINE
SDA	DENOTES APPROVED SEWAGE DISPOSAL AREA
○	DENOTES SURVEY LOCATED SOIL BORING
○	DENOTES SURVEY LOCATED MONITORING WELL
□	DENOTES AFFORESTATION AREA
△	DENOTES AFFORESTATION SIGN
○	DENOTES PROPOSED WELL
○	DENOTES UTILITY POLE
---	DENOTES PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND
---	VEGETATIVE WATER QUALITY SWALES FOR STORMWATER MANAGEMENT - FOUR FOOT WIDE, FLAT BOTTOM VEGETATED SWALES NOT TO EXCEED SIX 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 BILLYS POINT LANE CONSTRUCTION.

LINE	BEARING	LENGTH
A243	N 16°39'07" W	171.65'
A244	N 44°16'07" E	116.05'
A245	N 79°26'09" E	89.07'
A246	N 32°09'01" E	236.85'
A247	N 64°45'34" E	161.62'
A248	N 44°04'34" E	209.24'
A249	N 07°13'21" E	66.89'
A250	N 36°13'38" E	139.94'
A251	S 16°59'58" E	37.63'
A252	S 11°48'12" W	161.87'
A253	S 34°08'42" W	123.11'
A254	S 49°52'41" W	109.16'
A255	S 66°42'01" W	195.02'
A256	S 50°59'45" W	41.69'
A257	S 27°36'44" W	61.20'
A258	S 07°49'10" W	57.60'
A259	S 24°32'59" W	59.56'
A260	S 74°37'18" W	91.22'
A261	S 83°09'39" W	46.60'
A262	S 14°44'26" E	39.07'



REVISIONS			
No.	DATE	DESCRIPTION	BY
1	1/5/09	REVISED PLAN FOR PRELIMINARY PLAT SUBMITTAL	RNT
2	2/17/09	PROVIDE INDIVIDUAL LOT COVERAGE CALCULATIONS	RNT
3	6/8/09	PER TAC NOTICE TO PROCEED DATED 4/15/09	RNT
4	10/22/09	PER CRW NOTICE TO PROCEED DATED 9/18/09	RNT
5	1/6/10	PER CRW NOTICE TO PROCEED DATED 11/10/09 AND DPW COMMENTS DATED 1/5/10	RNT



**Lane Engineering, LLC**  
 Established 1986  
 Civil Engineers • Land Planning • Land Surveyors  
 117 Bay St., Easton, MD 21601 (410) 852-8033  
 15 Washington St., Cambridge, MD 21613 (410) 221-0818  
 354 Pennsylvania Ave., Centerville, MD 21617 (410) 758-2099

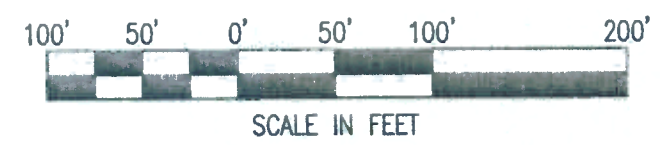
NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED HERE:

SEAL  
  
 DATE

**SUBDIVISION PLAT**  
  
**PRESQULE FARM**  
  
 IN THE FIRST ELECTION DISTRICT  
 TALBOT COUNTY, MARYLAND  
 TAX MAP 9 GRID 9 PARCEL 3

ISSUED FOR:	DATE:	BY:
SKETCH PLAN REVIEW	11/14/08	WBS
PRELIMINARY PLAT REVIEW	1/5/09	WBS
RESUBMIT - PRELIMINARY PLAT REVIEW	2/17/09	WBS
FINAL PLAT REVIEW	6/8/09	WBS
CRW REVIEW	10/22/09	WBS
RECORDATION	1/25/10	WBS

SHEET No.	DATE:
5 OF 5	11/14/08
SCALE:	JOB No.
1" = 100'	060860
	FILE No.
	C276





PROPERTY STATISTICS

OWNERS: D. JEAN HEARN (1/5 INTEREST)
25-6 LAUREL SPRINGS LANE
READING, PENNSYLVANIA 19606
(610) 370-2269
DEED REFERENCE: 967/903 & 1697/82
BARBARA M. VILLONE (1/5 INTEREST)
3356 SUDLERSVILLE SOUTH
LAUREL, MARYLAND 20724
(301) 725-1939
DEED REFERENCE: 967/903 & 1697/82
H. ELIZABETH LUCAS (1/5 INTEREST)
P.O. BOX 124
WYE MILLS, MARYLAND 21679
(410) 822-0592
DEED REFERENCE: 967/903 & 1697/82
WANDA C. MORTON (1/5 INTEREST)
23717 WILLOW POND ROAD
DENTON, MARYLAND 21629
(410) 479-8499
DEED REFERENCE: 967/903 & 1697/82
THELMA CONNOLLY GRETZINGER, TRUSTEE (1/5 INTEREST)
3200 DIAMOND HEAD ROAD
HONOLULU, HAWAII 96815
(808) 384-4344
DEED REFERENCE: 967/903 & 1697/82

TOTAL AREA TO BE SUBDIVIDED: 94.040 AC.± (SOUTH SIDE OF PRESQUILLE ROAD)
71.769 AC.± IN CRITICAL AREA
22.271 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, Tidal Wetlands, etc.

FLOOD ZONE INFORMATION
THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONES "A6", "B" AND "C" OF THE COASTAL FLOOD PLAN AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS COMMUNITY PANEL NO. 240066 0009 A & 240066 0010 A FOR TALBOT COUNTY, MARYLAND.

FLOOD PLAIN LEGEND
A - 100 YEAR FLOOD ZONE
B - 500 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 INUNDATED BY A FLOOD IN ANY GIVEN YEAR.

PARCEL DEVELOPMENT HISTORY
THE SUBJECT LAND IS A PORTION OF A SINGLE PARCEL DESCRIBED IN A DEED DATED SEPTEMBER 28, 1897 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 127, AT FOLIO 377, AND IS REPRESENTED AS A PORTION OF TAX PARCEL 3 DIVIDED BY A COUNTY ROAD AS SHOWN ON TALBOT COUNTY TAX MAP 9. NO SUBDIVISION OF THE SUBJECT LAND HAS OCCURRED SINCE APRIL 13, 1989.

DEVELOPMENT SUMMARY
TOTAL AREA = 94.040 ACRES
AREA IN LOT 1 = 94.040 ACRES
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.

RC DEVELOPMENT RIGHTS SUMMARY - SOUTH SIDE PRESQUILLE ROAD
RC ACREAGE = 71.769 ACRES
STATE WETLANDS = 0.000 ACRES
NET ACREAGE = 71.769 ACRES
DEVELOPMENT RIGHTS PERMITTED = 3 @ 1 DR/20 ACRES
DEVELOPMENT RIGHTS PREVIOUSLY UTILIZED = 0
DEVELOPMENT RIGHTS UTILIZED = 1
DEVELOPMENT RIGHTS REMAINING = 2
RESERVATION OF DEVELOPMENT RIGHTS = 0.000 ACRES

WRC DEVELOPMENT RIGHTS SUMMARY - SOUTH SIDE OF PRESQUILLE ROAD
WRC ACREAGE = 22.271 ACRES
DEVELOPMENT RIGHTS PERMITTED = 4 @ 3 + 1 DR/20 ACRES
DEVELOPMENT RIGHTS PREVIOUSLY UTILIZED = 0
DEVELOPMENT RIGHTS PROPOSED = 0
DEVELOPMENT RIGHTS REMAINING = 4

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.

NON-CRITICAL AREA LOT COVERAGE CALCULATIONS
Table with columns: LOT, AREA IN NON-CRITICAL AREA, 15% LOT COVERAGE ALLOTMENT, EXISTING LOT COVERAGE AREA, LOT COVERAGE AREA ALLOTMENT REMAINING.

FOREST CALCULATIONS
LOT 1 - CRITICAL AREA - 71.769 ACRES
EXISTING FOREST = 3.327 ACRES
PROPOSED CLEARING = 0.000 ACRES
AFFORESTATION REQUIRED = 7.438 ACRES
AFFORESTATION PROVIDED = 7.438 ACRES
TOTAL FOREST AFTER AFFORESTATION = 10.765 ACRES (15%)
LOT 1 - NON-CRITICAL AREA - 22.271 ACRES
EXISTING FOREST = 0.000 ACRES
PROPOSED CLEARING = 0.000 ACRES
AFFORESTATION REQUIRED = 0.000 ACRES
AFFORESTATION PROVIDED = 0.000 ACRES
FOREST CONSERVATION REQUIRED = 0.000 ACRES

SURVEYOR'S CERTIFICATE

THE PRESENT OWNERS OF THE LAND OF WHICH THIS REVISION PLAT IS COMPRISED ARE BARBARA M. VILLONE, H. ELIZABETH LUCAS, WANDA C. MORTON AND THELMA CONNOLLY GRETZINGER, TRUSTEE. THE OWNERS CONCUR WITH ALL NOTATIONS AND REPRESENTATIONS ON THIS PLAT WHICH IS PREPARED AND WILL BE RECORDED AT THEIR REQUEST.

I, JEFFERSON EWELL HUBBARD HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF THE LANDS CONVEYED BY DOROTHY H. THOMPSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF DOROTHY V. PLUMMER, DECEASED TO DOROTHY JEAN HEARN, BARBARA M. VILLONE, HELEN E. LUCAS, THELMA E. GRETZINGER AND WANDA C. MORTON BY DEED DATED JUNE 21, 2000 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 967 AT FOLIO 903 AND BY PRESQUILLE FARM ASSOCIATES FAMILY LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP TO D. JEAN HEARN, BARBARA M. VILLONE, H. ELIZABETH LUCAS, WANDA C. MORTON AND THELMA CONNOLLY GRETZINGER, TRUSTEE BY CONFIRMATORY DEED DATED MAY 19, 2009 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1697, AT FOLIO 82; AND THAT ALL MONUMENTS ARE IN PLACE.

THIS REVISION 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.

Jefferson Ewell Hubbard
LINE SURVEYOR NO. 363
LANE ENGINEERING, LLC
117 BAY STREET
EASTON, MARYLAND 21601

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.

THIS DEVELOPMENT MAY CONTAIN THREATENED OR ENDANGERED SPECIES PROTECTED UNDER THE ENDANGERED SPECIES ACT AS AMENDED, THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE ADMINISTERS REGULATIONS DESIGNED TO PROTECT THESE THREATENED AND ENDANGERED SPECIES AND THEIR HABITATS, AS THE APPLICANT FOR THIS DEVELOPMENT ACTIVITY, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL DETERMINATIONS CONCERNING THE EFFECT OF THE DEVELOPMENT ON THESE SPECIES AND THEIR HABITAT RESTS WITH THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE. I ALSO UNDERSTAND THAT COUNTY APPROVAL OF THIS PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING PERMITS AND APPROVALS WHICH MAY BE REQUIRED BY THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE.

WE, D. JEAN HEARN, BARBARA M. VILLONE, H. ELIZABETH LUCAS, WANDA C. MORTON, AND THELMA CONNOLLY GRETZINGER, TRUSTEE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS REVISION PLAT.

D. Jean Hearn
6/16/09
DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 16th DAY OF June 2009

Barbara M. Villone
6/16/09
DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 16th DAY OF June 2009

H. Elizabeth Lucas
6/18/09
DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 17th DAY OF June 2009

Wanda C. Morton
6/16/09
DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 16th DAY OF June 2009

Thelma Connolly Gretzinger, Trustee
6/10/09
DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 16th DAY OF June 2009

THELMA CONNOLLY GRETZINGER, TRUSTEE
6/10/09
DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 16th DAY OF June 2009

THELMA CONNOLLY GRETZINGER, TRUSTEE
6/10/09
DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 16th DAY OF June 2009

THELMA CONNOLLY GRETZINGER, TRUSTEE
6/10/09
DATE

TALBOT COUNTY OFFICE OF PLANNING AND ZONING

THIS PLAT REPRESENTS A REVISION OF THE LANDS OF D. JEAN HEARN, BARBARA M. VILLONE, H. ELIZABETH LUCAS, WANDA C. MORTON AND THELMA CONNOLLY GRETZINGER, TRUSTEE PREVIOUSLY RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 967, AT FOLIO 903 AND LIBER 1697, AT FOLIO 82.

THE PURPOSE OF THIS PLAT IS TO ESTABLISH THE AGRICULTURAL PARCEL ON THE SOUTH SIDE OF PRESQUILLE ROAD AS A BUILDABLE LOT.

Stacy Dahlstrom, ACP
July 16, 2009
PLANNING OFFICER DATE

TALBOT COUNTY HEALTH DEPARTMENT

LOT 1 AS SHOWN HEREON IS 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.

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

Kathleen Oesterkamp
6/29/09
HEALTH OFFICER DATE

TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS

BUILDING PERMITS FOR LOT 1 ACCESSING PRESQUILLE ROAD AND PRESQUILLE DRIVE - SOUTH MAY BE RESTRICTED UNTIL ENTRANCE SPECIFICATIONS AT THE PUBLIC ROAD RIGHT-OF-WAY ARE MET IN ACCORDANCE WITH PROVISIONS OF THE TALBOT COUNTY CODE.

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.

LOT 1 SHALL BE DEVELOPED IN ACCORDANCE WITH THE "2000 MARYLAND STORMWATER DESIGN MANUAL", LATEST REVISION AND THE TALBOT COUNTY STORMWATER MANAGEMENT CODE.

LOT 1 IS RESTRICTED TO A MAXIMUM OF ONE NON-AGRICULTURAL APPROVAL EACH TO PRESQUILLE ROAD AND PRESQUILLE DRIVE - SOUTH, SUBJECT TO APPROVAL OF THE COUNTY ENGINEER OR ROAD SUPERINTENDENT.

Robert
7/16/09
COUNTY ENGINEER DATE

GENERAL NOTES

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

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.

REMOVAL OF NATURAL VEGETATION WITHIN THE 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 (410) 770-8030 FOR FURTHER INFORMATION.

CUTTING AND CLEARING OF TREES WITHIN TALBOT COUNTY IS SUBJECT TO REVIEW BY THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING. PLEASE CONTACT (410-770-8030) FOR FURTHER 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 DESIGNATED, STAGED AND TIMED TO AVOID SIGNIFICANT DISTURBANCE TO HISTORIC WATERFOWL STAGING AND CONCENTRATION AREAS DURING THE WINTER SEASON.

THE 100 FOOT SHORELINE DEVELOPMENT BUFFER ON LOT 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.

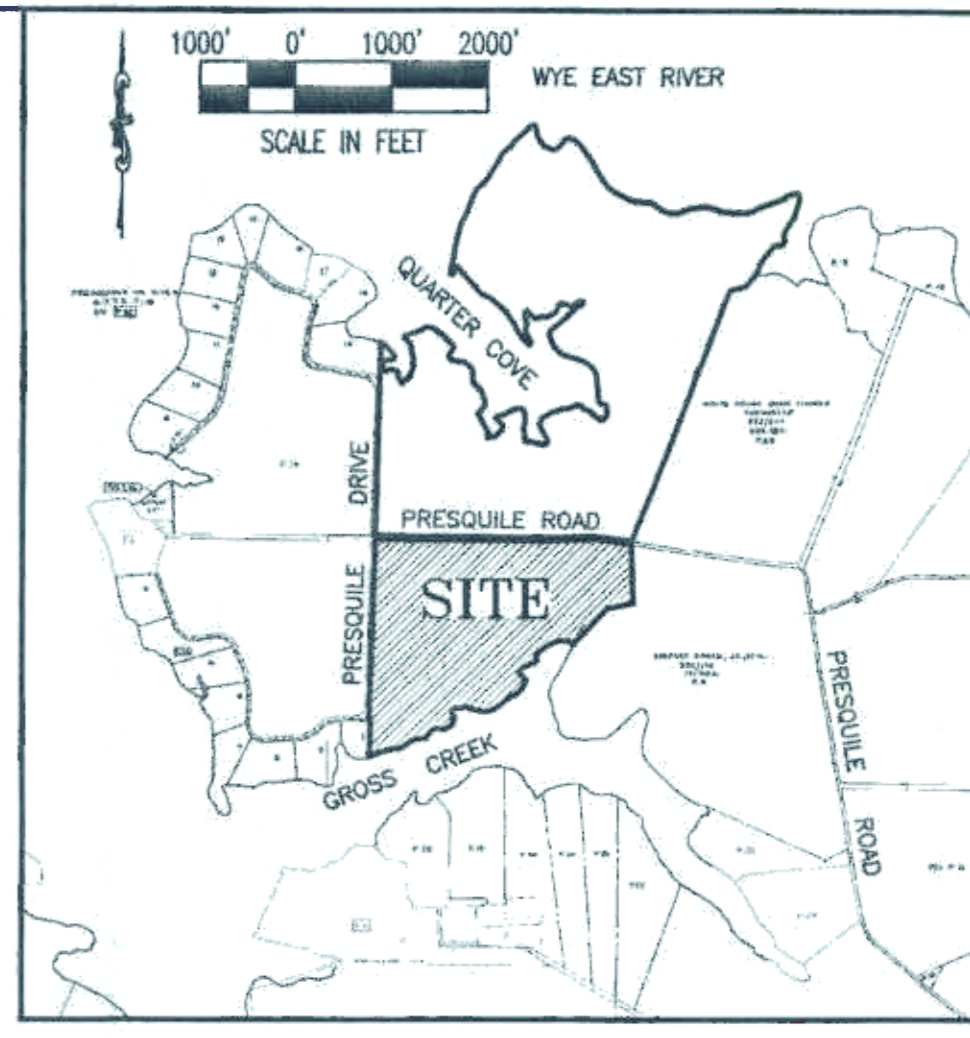
REASONABLE EFFORT WILL BE MADE TO LIMIT CONSTRUCTION IN FOREST HABITAT TO THE NON-BREEDING SEASON FOR FOREST INTERIOR DWELLING BIRDS (SEPTEMBER - APRIL). CONSTRUCTION SHALL BE DESIGNED TO MINIMIZE FOREST CLEARING AND MAINTAIN A CLOSED CANOPY OVER DRIVEWAYS IF POSSIBLE.

THE TIDAL WETLANDS, NON-TIDAL WETLANDS, STREAMS AND AG DITCHES AS SHOWN HEREON WERE FIELD DELINEATED IN THE FALL OF 2008 BY M. STARK MCLAUGHLIN, A QUALIFIED PROFESSIONAL WITH LANE ENGINEERING, LLC AND FIELD VERIFIED OCTOBER 15, 2008, WETLAND LIMITS WERE REVERIFIED AND EXPANDED BASED ON A FINAL SITE VISIT, MARCH 18, 2009 WITH ALAN KAMPMEYER OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.

THE WOODS LINE AS SHOWN HEREON WAS TAKEN FROM THE 2008 AERIAL IMAGERY OF TALBOT COUNTY, MARYLAND.

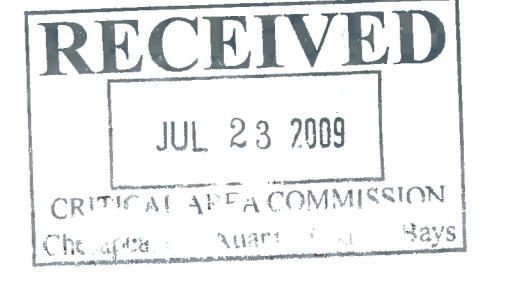
PROPERTY COVENANTS & RESTRICTIONS

LOT 1 IS SUBJECT TO A FOREST PRESERVATION PLAN ON FILE WITH THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING DETAILING THE CRITICAL AREA AFFORESTATION PLANNING REQUIREMENTS SHOWN HEREON. PLEASE CONTACT (410-770-8030) FOR FURTHER INFORMATION.

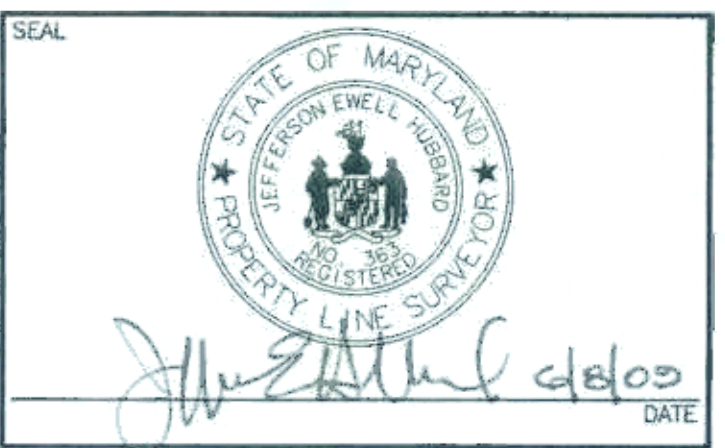


VICINITY MAP
SCALE: 1" = 2000'

Table with columns: No., DATE, DESCRIPTION, BY. Rows show revision history from 2/17/09 to 6/8/09.



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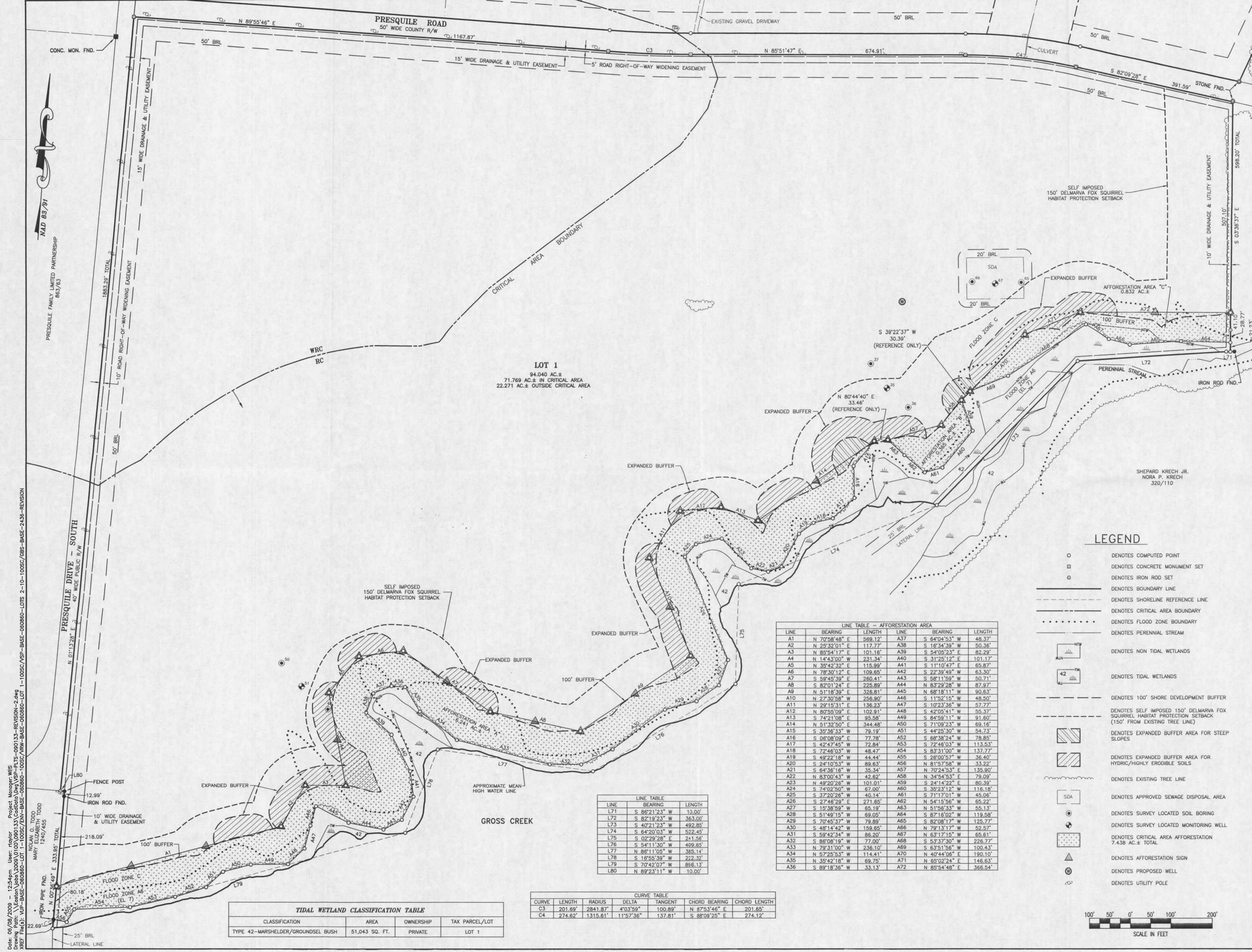
REVISION PLAT
FOR
PRESQUILLE FARM
IN THE FIRST ELECTION DISTRICT
TALBOT COUNTY, MARYLAND
TAX MAP 9, GRID 9, PARCEL 3

Table with columns: ISSUED FOR, FIRST TAC REVIEW, RESUBMIT - TAC REVIEW, FIRST CRM REVIEW, SECOND CRM REVIEW, RECORDING, DATE, BY.

Table with columns: SHEET No., DATE, JOB No., FILE No., AS SHOWN.

Vertical text on the left margin: Date: 06/08/2009 12:54pm User: rtoyer Project Manager: WBS Drawing Path: \\Eaton\Jobs\2009\0100\090133\Coibata\DWG\SP-PLT-090133-REVISION-1.dwg XREF File(s): GBS-BUSE-2438-REVISION





Date: 08/09/2009 - 12:54pm User: ftdor Project Manager: WSS  
 Drawing Path: \\Eaton\pba\2009\0100\090133\Corbara\Orig\VP-PLTS-090133-REVISION-2.dwg  
 XREF File(s): V:\P-BASE-060960-LOT 1-100SC/ENV-BASE-060960-LOT 1-100SC/VP-BASE-060960-LOTS 2-10-100SC/GBS-BASE-2436-REVISION  
 MARY ELIZABETH TODD 12/40/455  
 NOLAN O. TODD 12/40/455  
 IRON PIPE FND. N 00°04'49" E 333.95' TOTAL  
 IRON ROD FND. N 01°13'28" E 40' WIDE PUBLIC R/W  
 PRESQUILE DRIVE - SOUTH  
 10' ROAD RIGHT-OF-WAY WIDENING EASEMENT  
 15' WIDE DRAINAGE & UTILITY EASEMENT  
 50' BRL  
 1883.29' TOTAL  
 CONC. MON. FND.  
 PRESQUILE FAMILY LIMITED PARTNERSHIP 6/5/83  
 NAD 83 791  
 25' BRL  
 LATERAL LINE  
 22.69'

**LOT 1**  
 94.040 AC.±  
 71.769 AC.± IN CRITICAL AREA  
 22.271 AC.± OUTSIDE CRITICAL AREA

**GROSS CREEK**  
 APPROXIMATE MEAN-HIGH WATER LINE

**LINE TABLE - AFFORESTATION AREA**

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L71	S 86°21'23" W	10.00'	L76	S 54°11'30" W	409.65'
L72	S 82°19'23" W	363.00'	L77	N 86°11'09" W	385.14'
L73	S 40°21'23" W	492.85'	L78	S 16°55'39" W	222.32'
L74	S 64°20'03" W	522.46'	L79	S 70°42'07" W	866.13'
L75	S 02°28'28" E	241.56'	L80	N 89°23'11" W	10.00'

**LINE TABLE - AFFORESTATION AREA**

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
A1	N 70°58'48" E	569.12'	A37	S 64°04'53" W	48.37'
A2	N 25°32'01" E	117.77'	A38	S 18°34'39" W	50.36'
A3	N 85°54'17" E	101.16'	A39	S 54°05'23" E	82.29'
A4	N 14°43'00" W	231.34'	A40	S 31°25'12" E	101.17'
A5	N 35°42'32" E	115.99'	A41	S 11°10'47" E	65.87'
A6	N 78°30'12" E	109.65'	A42	S 22°39'49" W	63.30'
A7	S 59°45'39" E	280.41'	A43	S 58°11'59" W	50.71'
A8	S 82°01'24" E	225.89'	A44	N 83°23'28" W	87.87'
A9	N 51°18'39" E	326.81'	A45	N 68°18'11" W	90.63'
A10	N 27°30'58" W	256.90'	A46	S 11°52'15" W	48.50'
A11	N 29°15'31" E	136.23'	A47	S 10°23'36" W	57.77'
A12	N 80°55'09" E	102.91'	A48	S 42°05'41" W	55.37'
A13	S 74°21'08" E	95.58'	A49	S 84°59'11" W	91.60'
A14	N 51°32'50" E	344.48'	A50	S 71°09'23" W	69.16'
A15	S 35°36'33" W	79.19'	A51	S 44°25'30" W	54.73'
A16	S 06°08'09" E	77.78'	A52	S 68°38'24" W	78.85'
A17	S 42°47'45" W	72.84'	A53	S 72°46'03" W	113.53'
A18	S 72°46'03" W	48.47'	A54	S 83°31'00" W	137.77'
A19	S 49°22'18" W	44.44'	A55	S 26°00'57" W	36.40'
A20	S 24°10'53" W	89.63'	A56	N 81°57'58" W	33.22'
A21	S 64°36'16" W	35.34'	A57	N 70°24'53" E	135.90'
A22	N 83°00'43" W	42.62'	A58	N 34°54'53" E	79.09'
A23	N 49°20'26" W	101.01'	A59	S 24°14'22" E	80.39'
A24	S 74°02'50" W	67.00'	A60	S 35°23'12" W	116.18'
A25	S 37°20'26" W	40.14'	A61	S 71°17'01" W	45.06'
A26	S 27°46'29" E	271.65'	A62	N 54°15'56" W	65.22'
A27	S 15°38'59" W	65.19'	A63	N 51°56'33" W	55.13'
A28	S 51°49'15" W	69.05'	A64	S 82°18'02" W	119.58'
A29	S 70°45'37" W	79.89'	A65	S 82°08'17" W	125.77'
A30	S 48°14'42" W	159.65'	A66	N 79°13'17" W	52.57'
A31	S 59°42'34" W	86.20'	A67	N 63°17'15" W	65.61'
A32	S 86°08'19" W	77.00'	A68	S 53°37'30" W	226.77'
A33	N 79°31'00" W	236.10'	A69	S 63°51'56" W	100.43'
A34	N 57°25'53" W	114.41'	A70	N 40°44'08" E	190.10'
A35	N 35°42'18" W	69.75'	A71	N 65°02'24" E	146.63'
A36	S 89°18'36" W	33.13'	A72	N 85°54'48" E	366.54'

**CURVE TABLE**

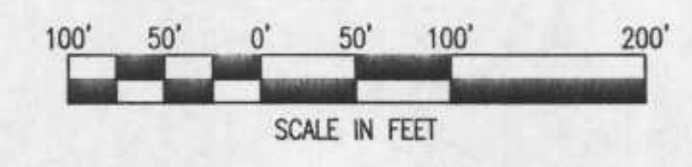
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C3	201.69'	2841.87'	40°3'59"	100.89'	N 87°53'46" E	201.65'
C4	274.62'	1315.61'	11°57'36"	137.81'	S 86°09'29" E	274.12'

**TIDAL WETLAND CLASSIFICATION TABLE**

CLASSIFICATION	AREA	OWNERSHIP	TAX PARCEL/LOT
TYPE 42-MARSHLEDER/GROUNSEL BUSH	51,043 SQ. FT.	PRIVATE	LOT 1

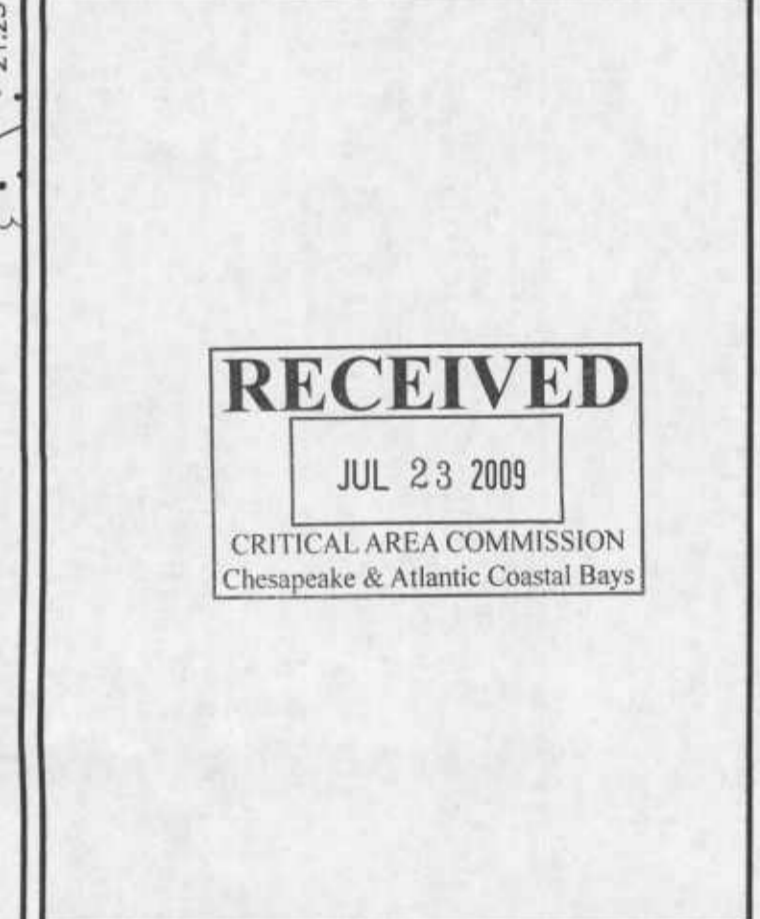
**LEGEND**

- DENOTES COMPUTED POINT
- DENOTES CONCRETE MONUMENT SET
- DENOTES IRON ROD SET
- DENOTES BOUNDARY LINE
- - - DENOTES SHORELINE REFERENCE LINE
- - - DENOTES CRITICAL AREA BOUNDARY
- · · · · DENOTES FLOOD ZONE BOUNDARY
- DENOTES PERENNIAL STREAM
- DENOTES NON TIDAL WETLANDS
- DENOTES TIDAL WETLANDS
- DENOTES 100' SHORE DEVELOPMENT BUFFER
- - - DENOTES SELF IMPOSED 150' DELMARVA FOX SQUIRREL HABITAT PROTECTION SETBACK (150' FROM EXISTING TREE LINE)
- ▨ DENOTES EXPANDED BUFFER AREA FOR STEEP SLOPES
- ▨ DENOTES EXPANDED BUFFER AREA FOR HYDRIC/HIGHLY ERODIBLE SOILS
- DENOTES EXISTING TREE LINE
- SDA DENOTES APPROVED SEWAGE DISPOSAL AREA
- DENOTES SURVEY LOCATED SOIL BORING
- DENOTES SURVEY LOCATED MONITORING WELL
- DENOTES CRITICAL AREA AFFORESTATION 7.438 AC.± TOTAL
- ▲ DENOTES AFFORESTATION SIGN
- DENOTES PROPOSED WELL
- DENOTES UTILITY POLE



**REVISIONS**

No.	DATE	DESCRIPTION	BY
1	2/17/09	PROVIDE NON-CRITICAL AREA LOT COVERAGE CALCULATIONS	RNT
2	4/17/09	PER TAC NOTICE TO PROCEED DATED 4/8/09	RNT
3	5/21/09	PER CRM NOTICE TO PROCEED DATED 5/4/09	RNT
4	6/8/09	PER CRM NOTICE TO PROCEED DATED 6/5/09	RNT



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 Civil Engineers • Land Planning • Land Surveyors  
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 15 Washington St. Cambridge, MD 21613 (410) 221-0818  
 354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED HERE:

STATE OF MARYLAND  
 DEPARTMENT OF THE ENVIRONMENT  
 PROPERTY LINE SURVEYOR  
 MARY ELIZABETH TODD  
 6/8/09

**REVISION PLAT**  
 FOR  
**PRESQUILE FARM**  
 IN THE FIRST ELECTION DISTRICT  
 TALBOT COUNTY, MARYLAND  
 TAX MAP 9 GRID 9 PARCEL 3

ISSUED FOR: DATE: BY:  
 FIRST TAC REVIEW 1/05/09 WBS  
 RESUBMIT TAC REVIEW 2/17/09 WBS  
 FIRST CRM REVIEW 4/17/09 WBS  
 SECOND CRM REVIEW 5/21/09 WBS  
 RECORDING 6/08/09 WBS

SHEET No. **2 OF 2** DATE: 10/31/08  
 SCALE: 1" = 100' JOB No. 090133  
 FILE No. C276















