

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/

April 24, 2008

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

Re: M1101
Beavers Subdivision

Dear Ms. Verdery:

Thank you for providing information on the above-referenced subdivision application. The applicant proposes to create a two-lot subdivision. The parcel is 2.388 acres in size and is designated as a Limited Development Area (LDA). Lot 1 is 1.730 acres in size and is currently developed with a single-family dwelling unit, brick porch, brick stoops, brick steps, brick walkways, wooden porch, wooden steps, and shared access driveway. Lot 2 is 0.658 acres in size and is currently developed with a portion of the shared access driveway. Current impervious surface on Lot 1 is 9,944 square feet (13.1%); current impervious surface on Lot 2 is 704 square feet (2.4%). There is no forest coverage located onsite.

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

1. To meet 15% afforestation requirements, the applicant must provide 15,603 square feet of forest coverage.
2. Each lot within this subdivision is permitted one pier. However, the site plan reveals an existing pier on Lot 1 and two lateral line locations for pier access on Lot 2. Please have the applicant explain why two lateral line locations are shown on the site plan for Lot 2.
3. Lot 2 should be created to have a sufficient buildable area so that a need for variances in the future is eliminated. Please verify that the lot is buildable without a variance.
4. Talbot County soil maps reveal that the property is entirely covered in hydric soils (Mattapex). Since these soils are contiguous to the 100-foot Buffer, the Buffer must be expanded, and a variance may be required in order to develop on this site. This could be a problem for Lot 2.



5. The applicant must receive a letter from the Department of Natural Resources (DNR) Wildlife and Heritage Division evaluating the property to determine if there is the presence of any threatened or endangered species onsite. If present, the applicant must address all recommendations from DNR for protection of these species. Please forward to this office a copy of this letter. If there is the presence of such species onsite, a Habitat Protection Plan must be submitted to address proposed impacts.

Thank you for the opportunity to provide comments on this subdivision application. If you have any questions, please contact me at (410) 260-3483.

Sincerely,



Nick Kelly

Natural Resource Planner

cc: TC 227-08

PROPERTY STATISTICS

OWNERS: RICHARD P. BEAVERS & CATHERINE M. BEAVERS (TAX PARCEL 3)
29520 CANVASBACK DRIVE, SUITE 200
EASTON, MARYLAND 21601
410-490-5774

DEED REFERENCE: 1366/491 & 1489/564
PLAT REFERENCE: 40/21

SEAN R. CREAMER & LISA R. CREAMER (TAX PARCEL 120)
17408 MOSS SIDE LANE
OLNEY, MARYLAND 20832
301-260-0485

DEED REFERENCE: 1498/378
PLAT REFERENCE: 40/21

TOTAL SITE ACREAGE: 2.388 AC ±

ZONING CLASSIFICATION: VC (VILLAGE CENTER)

MINIMUM LOT SIZE: 1 ACRE WITHOUT SEWER/10,000 SQ.FT. WITH SEWER

Table with 2 columns: BUILDING RESTRICTIONS, LOTS ONE ACRE OR MORE, LOTS SMALLER THAN ONE ACRE. Rows include 50' FRONT, 25' REAR, 15' SIDE, 100' MINIMUM WIDTH, etc.

THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "AS" AND "B" AND IS LOCATED WITHIN COASTAL FLOOD PLAIN AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR TALBOT COUNTY, MARYLAND.

FLOOD PLAIN LEGEND table with 2 columns: FLOOD PLAIN, DESCRIPTION. Rows include A - 100 YEAR FLOOD ZONE, B - 500 YEAR FLOOD ZONE, C - AREA OF MINIMAL FLOODING.

THE FLOOD ZONE "AS" PORTION OF THE PROPERTY SHOWN HEREON WOULD HAVE A ONE-PERCENT CHANGE OF OCCURRENCE OF BEING INUNDATED BY A FLOOD IN ANY GIVEN YEAR.

SURVEYOR'S CERTIFICATE

THE PRESENT OWNERS OF THE LAND OF WHICH THIS SUBDIVISION IS COMPRISED ARE RICHARD P. BEAVERS AND CATHERINE M. BEAVERS. THIS PLAT IS PREPARED FOR AND WILL BE RECORDED AT THEIR REQUEST.

I, JEFFERSON EWELL HUBBARD HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY JAMES M. HUTCHINSON, SR., TO RICHARD P. BEAVERS AND CATHERINE M. BEAVERS BY DEED DATED AUGUST 4, 2005 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1366, FOLIO 491, AND THAT ALL MONUMENTS ARE IN PLACE.

THIS SUBDIVISION PLAT HAS BEEN PREPARED BY THE LICENSEE EITHER PERSONALLY OR UNDER THEIR 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 12/18/08.

PROPERTY OWNER DECLARATION

THIS DEVELOPMENT MAY CONTAIN JURISDICTIONAL NON-TIDAL WETLANDS WHICH HAVE NOT BEEN OFFICIALLY DELINEATED BY THE U.S. ARMY CORPS OF ENGINEERS.

THIS DEVELOPMENT MAY CONTAIN THREATENED OR ENDANGERED SPECIES UNDER THE ENDANGERED SPECIES ACT AS AMENDED, THE UNITED STATES DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE ADMINISTRATORS REGULATIONS DESIGNED TO PROTECT THESE THREATENED AND ENDANGERED SPECIES AND THEIR HABITATS.

PRIOR TO CONSTRUCTION OF IMPROVEMENTS, THE OWNER SHALL CONTACT THE TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS, SANITARY DISTRICT FOR SANITARY SEWER CONNECTION DETAILS AND APPLICABLE FEES.

RICHARD P. BEAVERS AND CATHERINE M. BEAVERS, OWNERS OF TAX PARCEL 3 - PARCEL A SHOWN AND DESCRIBED HEREON, HEREBY ACCEPT THIS PLAN OF SUBDIVISION.

Signature of Richard P. Beavers, dated 3.10.09.

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 10th DAY OF March 2009.

Signature of Catherine M. Beavers, dated 3.10.09.

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 10th DAY OF March 2009.

Signature of Sean R. Creamer and Lisa R. Creamer, dated 2/14/09.

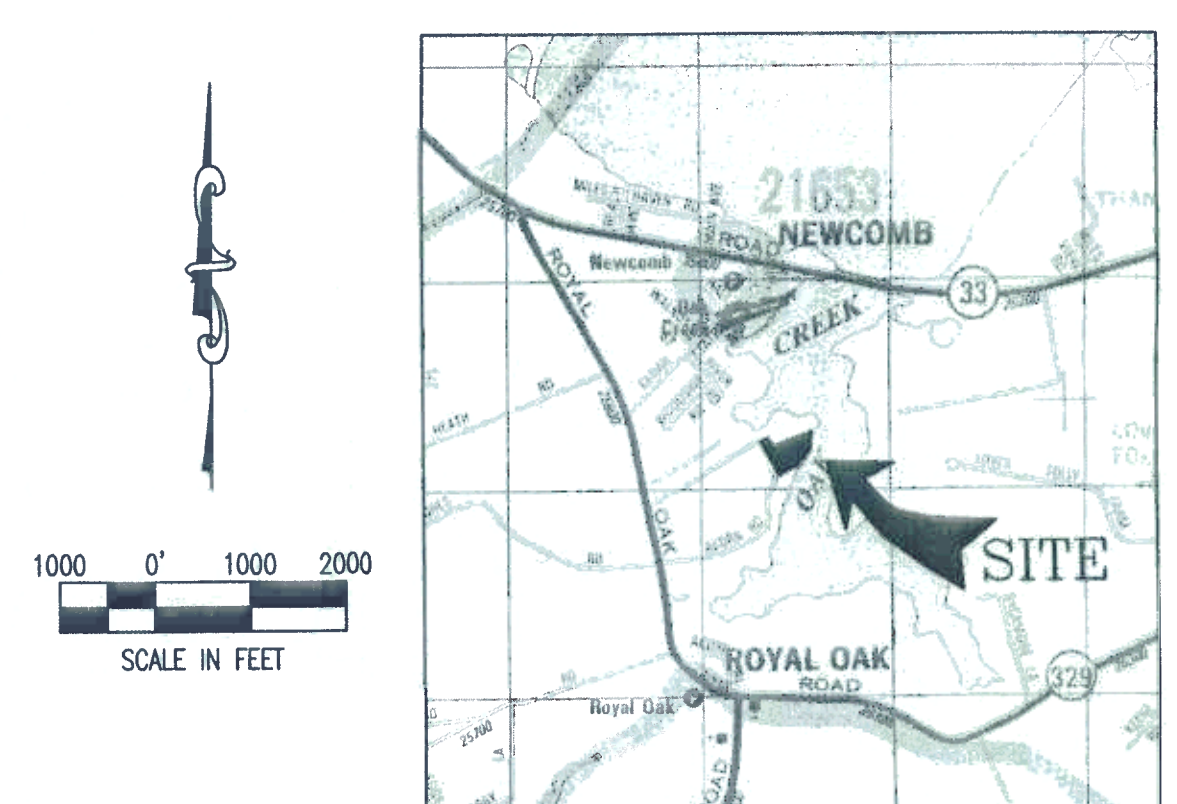
THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 14th DAY OF February 2009.

Signature of Lisa R. Creamer, dated 2/14/09.

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 14th DAY OF February 2009.

Signature of Lisa R. Creamer, dated 2/14/09.

SUBDIVISION PLAT FOR THE LANDS OF RICHARD P. BEAVERS & CATHERINE M. BEAVERS IN THE SECOND ELECTION DISTRICT TALBOT COUNTY, MARYLAND



VICINITY MAP SCALE: 1" = 2000' Copyright of the ADC Map People Permitted Use No. 20992180 (ADC MAP No. 12)

GENERAL NOTES

THE PROPERTY SHOWN HEREON IS LOCATED ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

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.

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

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.

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

THIS AREA IS KNOWN AS A WATERFOWL STAGING AREA AND AS SUCH, PROPOSED CONSTRUCTION OF PIERS ARE SUBJECT TO REVIEW BY THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING, THE ARMY CORPS OF ENGINEER, MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE CHESAPEAKE BAY CRITICAL AREA COMMISSION. PLEASE CONTACT THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING (410) 770-8030 FOR FURTHER INFORMATION.

CRITICAL AREA NOTES

THE SHORELINE DEVELOPMENT BUFFER IS MEASURED LANDWARD FROM THE MEAN HIGH WATER LINE OF TIDAL WATERS AND TIDAL WETLANDS AND FROM TRIBUTARY STREAMS.

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

THE NON-TIDAL AND TIDAL WETLAND BUFFER AREAS ON ANY LOT ARE UNBUILDABLE AND MAY NOT BE DISTURBED, IMPROVED WITH ANY STRUCTURE OR OTHER IMPERVIOUS SURFACE WHATSOEVER EXCEPT AS DEFINED BY STATE AND COUNTY REGULATIONS.

DEVELOPMENT RIGHTS SUMMARY

NOTE: DEVELOPMENT RIGHTS SHOWN HEREON ARE BASED UPON CURRENT REGULATIONS AND MAY BE SUBJECT TO CHANGE BASED ON ZONING ORDINANCE REGULATIONS IN EFFECT AT THE TIME OF DEVELOPMENT ACTIVITY.

TAX PARCEL 3 (PARCEL A) AREA = 2.388 AC ± (BEFORE SUBDIVISION) DEVELOPMENT RIGHTS PERMITTED = 10 WITH SEWER, 2 WITHOUT SEWER DEVELOPMENT RIGHTS UTILIZED = 2 (LOTS 1 AND 2) DEVELOPMENT RIGHTS REMAINING = 8 WITH SEWER (ASSIGNED TO LOT 1), 0 WITHOUT SEWER NO PUBLIC SEWER IS CURRENTLY ALLOCATED FOR THE 8 REMAINING DEVELOPMENT RIGHTS ASSIGNED TO LOT 1.

CRITICAL AREA LOT COVERAGE CALCULATIONS *

Table with 2 columns: LOT, CALCULATIONS. Rows include LOT 1, LOT 2, and TOTAL (LOTS 1 AND 2) with sub-rows for A through G.

FOREST CALCULATIONS

AREA IN EXISTING FOREST = 0.000 SQ.FT. AREA REQUIRED IN FOREST = 15,603 SQ.FT. (15% OF 2.388 AC ±) REFORESTATION TO BE PROVIDED = 15,603 SQ.FT.



TALBOT COUNTY OFFICE OF PLANNING AND ZONING. This plat represents a subdivision of tax parcel 3, parcel A, previously recorded among the land records of Talbot County, Maryland in 40/21. Signed by Stacy Johnson, APCP, dated May 5, 2009.

TALBOT COUNTY HEALTH DEPARTMENT. LOTS 1 AND 2 ARE APPROVED FOR COMMUNITY SEWER AND INDIVIDUAL WATER SUPPLY AND THEIR USE IS IN ACCORDANCE WITH THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN AND MARYLAND DEPARTMENT OF ENVIRONMENT REGULATIONS 26.04.03. Signed by Kathleen Hester, dated 4/24/09.

TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS. A UTILITY AND DRAINAGE EASEMENT SHALL BE PROVIDED IN AND OVER STRIPS OF LAND FIFTEEN (15) FEET IN WIDTH ALONG THOSE BOUNDARY LINES CONTIGUOUS TO ANY ROAD, AND 15' IN WIDTH (7.5' EITHER SIDE) CENTERED ON ALL NEW LINES OF DIVISION AND 10' IN WIDTH ALONG EXISTING BOUNDARY LINES. Signed by Bob G, dated 4/29/09.

ACCESS TO MD RT 329 FROM LOTS 1 AND 2 SHALL BE RESTRICTED TO GREEN BANKS LANE, AN EXISTING 50' WIDE PRIVATE ROAD AS SHOWN HEREON AND PREVIOUSLY RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND AT 40/21. Signed by Bob G, dated 4/29/09.

ACCESS TO LOTS 1 AND 2 FROM GREEN BANKS LANE SHALL BE RESTRICTED TO THE USE OF A 30' WIDE SHARED ACCESS EASEMENT. THE SHARED DRIVEWAY SHALL FOLLOW THE DIVISION LINE BETWEEN LOTS 1 AND 2 AS SHOWN HEREON, AND SHALL BE MAINTAINED JOINTLY BY LOTS 1 AND 2. THIS ACCESS SHALL BE CLASSIFIED AS A PRIVATELY OWNED DRIVEWAY FOR WHICH TALBOT COUNTY HAS NO RESPONSIBILITY FOR CONSTRUCTION, MAINTENANCE OR SAFETY.

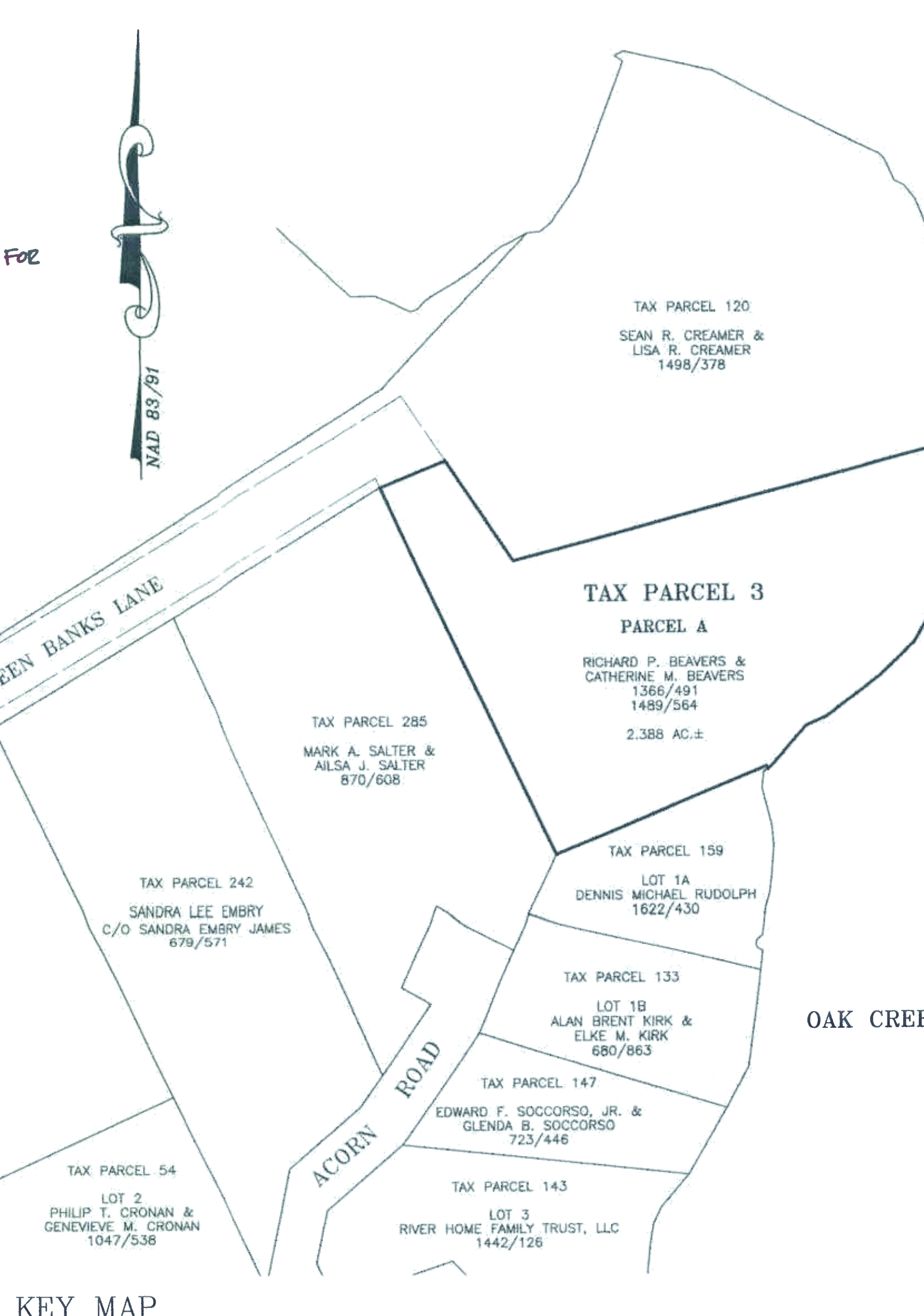
Signature of Bob G, Talbot County Engineer, dated 4/29/09.

Signature of Douglas T. Pierson and Donna M. Pierson, dated 4/29/09.

Signature of Sean R. Creamer and Lisa R. Creamer, dated 2/14/09.

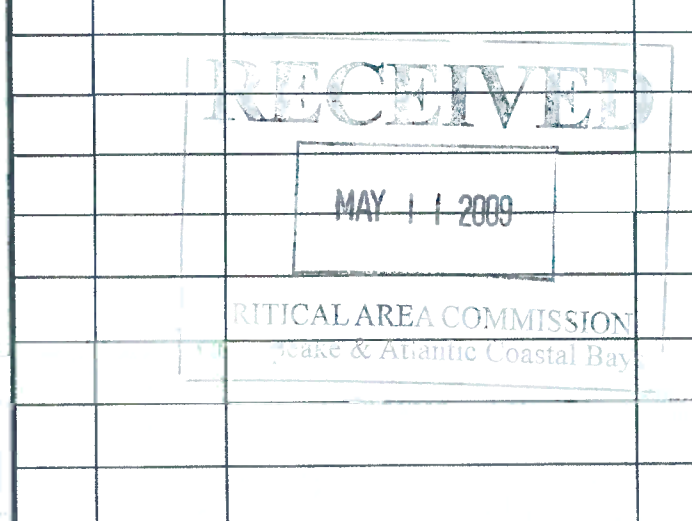
Signature of Yvonne Larbi, Notary Public, dated 2/14/09.

Signature of Yvonne Larbi, Notary Public, dated 2/14/09.



KEY MAP SCALE: 1" = 100'

REVISIONS table with 4 columns: No., DATE, DESCRIPTION, BY. Rows include 1, 2, 3 with dates 7/16/08, 11/3/08, 12/17/08.



Lane Engineering, LLC logo and contact information: Established 1986, Civil Engineers • Land Planning • Land Surveyors.

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED HERE.

Signature of notary, dated 12/18/08.

STATE OF MARYLAND NOTARY PUBLIC seal for Yvonne Larbi, dated 12/18/08.

SUBDIVISION PLAT

FOR THE LANDS OF RICHARD P. BEAVERS & CATHERINE M. BEAVERS IN THE SECOND ELECTION DISTRICT TALBOT COUNTY, MARYLAND TAX MAP 41 GRID 1 PARCEL 3

ISSUED FOR: TAC REVIEW DATE: 8/08 BY: WBS; CRW REVIEW DATE: 7/17/08 BY: WBS; CRW REVIEW DATE: 11/3/08 BY: WBS; RECORDATION DATE: MAR 27 2009 DATE RECORDED: May 7, 2009 REPT #: 79610

Table with 2 columns: SHEET No., SCALE. Rows include 1 OF 2, AS NOTED. Also includes JOB No. 080120 and FILE No. A243.

Vertical text on the left edge: Date: 12/18/2008 User: raylor Project Manager: WBS Drawing Path: \\easton\ubas\0204\0100\080120\080120-Sub Plats\080120-Sub Plats\080120.dwg Plot File(s): 080120-Sub Plats\080120-Sub Plats\080120.dwg

